

DBH PERMITS SECTION BUILDING RENOVATION & TENANT IMPROVEMENTS

PROJECT SUMMARY:

EXISTING BUILDING:

The Permits Section Building is a single story structure. It was constructed in 1967 to house the 'Marina Federal Savings and Loan'. Based on the provided as-built drawings, this building contains 1,242 sf of enclosed space. It is Type V-B with a group B occupancy. This property is also referred as Parcel 150 located at 4601 Lincoln Boulevard, Marina del Rey, CA 90292. The project highlights are as follows:

SCOPE

- The proposed scope is a tenant improvement to remodel the interior space to house the 'Permits Section' for the County of Los Angeles, Department of Beaches and Harbors.
- The interior spaces will consist of a public counter, six modular work stations, work table area, pantry area, printer/copy area, one office with a small meeting area, one electrical room and one unisex toilet.
- Common toilet provided for staff and public.
- The existing parking lot area will be resurfaced, restriped and accommodate a new trash enclosure with doors.

BUILDING EXTERIOR DESIGN MATERIALS & COLORS

- The entire building exterior materials will remain to be repainted per the enclosed colored renderings. The existing copper roof will be painted Marina blue to be consistent with the existing "blue roof" paint. A darker blue is selected that matches the "Marina blue" color that is provided on other projects in the Marina Area.
- The existing exterior plaster walls will be painted light gray and the building base will be painted with a darker gray to visually demarcate the base as a separate element from the wall.
- The existing raised concrete plinth walk top coat will be prepared for a new non-slip paint coat finish.
- Replacement of the exterior concrete floor area outside the main doors is required to provide a new leveled surface to meet ADA requirements.
- The existing single pane glazing system will be replaced by new dual glazed system to match the existing 12'-3" height openings.
- The top row of glazing and the new interior ceiling suspended light fixture placement is designed to provide a floating roof effect.
- The storefront system mullions will be clear anodized aluminum finish and the glazing will have a grey tint.
- The existing sunken mechanical pit height will be increased by approximately 12" to accommodate the new higher mechanical equipment. This will be finished to match the existing building finish and color.

SITework/PARKING- LANDSCAPING & LIGHTING

- The existing landscaping in all areas is to remain as is.
- The site improvements will require providing an accessible route from the Lincoln Blvd public right away leading up to the south main building entrance.
- Site improvements will also require modifications to existing parking spaces to provide accessible parking as required by code as well as

DBH PERMITS SECTION BUILDING RENOVATION & TENANT IMPROVEMENTS

adequate accessible signage within the site. Based on the County of Los Angeles parking guideline requirements.

- The existing ramp located on the south side of the building will be modified to comply with ADA requirements and will now descend towards the east side of the site to connect to the public right of way on Lincoln Ave. The ramp modification will also include the use of anodized aluminum hand rails and guard rails around the site.
- The existing secondary steps on the east side are not in compliance with current code and will be omitted. The raised plinth wall will be rebuilt to maintain the original appearance.
- The existing parking lot will require asphalt resurfacing and parking restriping.
- New parking lot light fixtures on 14' high or 16' high poles will be added to provide minimum lighting levels.
- Providing new step lights near the south entrance steps for added safety.
- The existing exterior recessed plaster soffit lighting fixtures will be replaced with new energy efficient light fixtures.
- A new trash enclosure will be added towards the south side of the site. The CMU enclosure will be finished with plaster and painted to match the existing building finish. Painted metal enclosure doors will be provided.

SIGNAGE

- Site parking signage will be provided to serve general parking needs. Refer to signage package.
- Building department signage is limited to vinyl decals type applied at the two front doors. Refer to signage package.



County of Los Angeles, Department of Beaches and Harbors

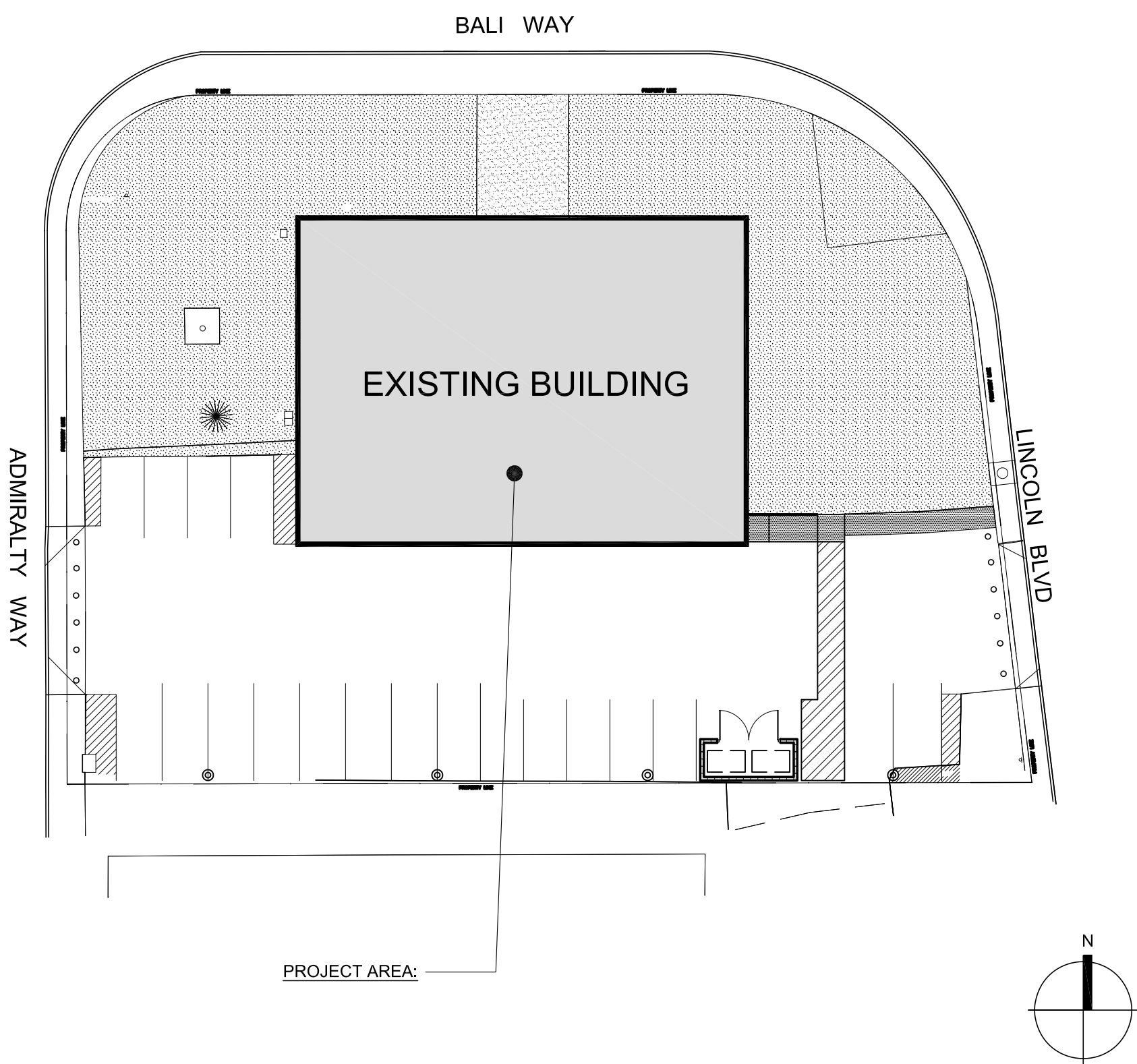
Permits Section Building Renovation & T.I.

50 % DD SET 02.18.2015

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

No.	Distribution/Revision	Date
△	-	-

KEY PLAN



PROJECT DIRECTORY

ARCHITECT:
FRANK R. WEBB ARCHITECTS, INC.
8607 Venice Boulevard
Los Angeles, CA 90034
ph: (310)559-4717 fax: (310)559-9174
contact: Keith Fine, AIA

STRUCTURAL ENGINEER:
SPIRE STRUCTURAL ENGINEERING, INC.
RANCHO PARKWAY SOUTH
LAKE FOREST, CA 92630
PH: 949.916.3445
FAX: 949.916.3445
CONTACT:
JEREMY C. WELTON, SE PRINCIPAL: JWELTON@SPIRESTRUCTURES.COM
ALEXANDROS BLETSOS, SE PROJECT MANAGER: ABLETSOS@SPIRESTRUCTURES.COM

MECHANICAL ENGINEER:
RKM CONSULTING ENGINEERS
215 W. POMONA BLVD. #209
PH: 323.727.0416
FAX: 323.727.9923 MONTEREY PARK, CA 91754
CONTACT:
RUDY TORRES, RTORRES@RKM-ENGRS.COM
LUIS URBINA, LURBINA@RKM-ENGRS.COM

ELECTRICAL ENGINEER:
GAUSMAN & MOORE
26415 CARL BOYER DRIVE
SANTA CLARITA, CA 91350
PH: 661.291.1979
FAX: 661.291.6213
CONTACT:
KUNLE OLOFINBOBA, P.E. PRINCIPAL, KOLOFINBOBA@GAUSMAN.COM
FELIX GOMEZ PROJECT ENGINEER 661-291-4245 FGOMEZ@GAUSMAN.COM
BRENT CHESTER 661-291-4253 BCHESTER@GAUSMAN.COM

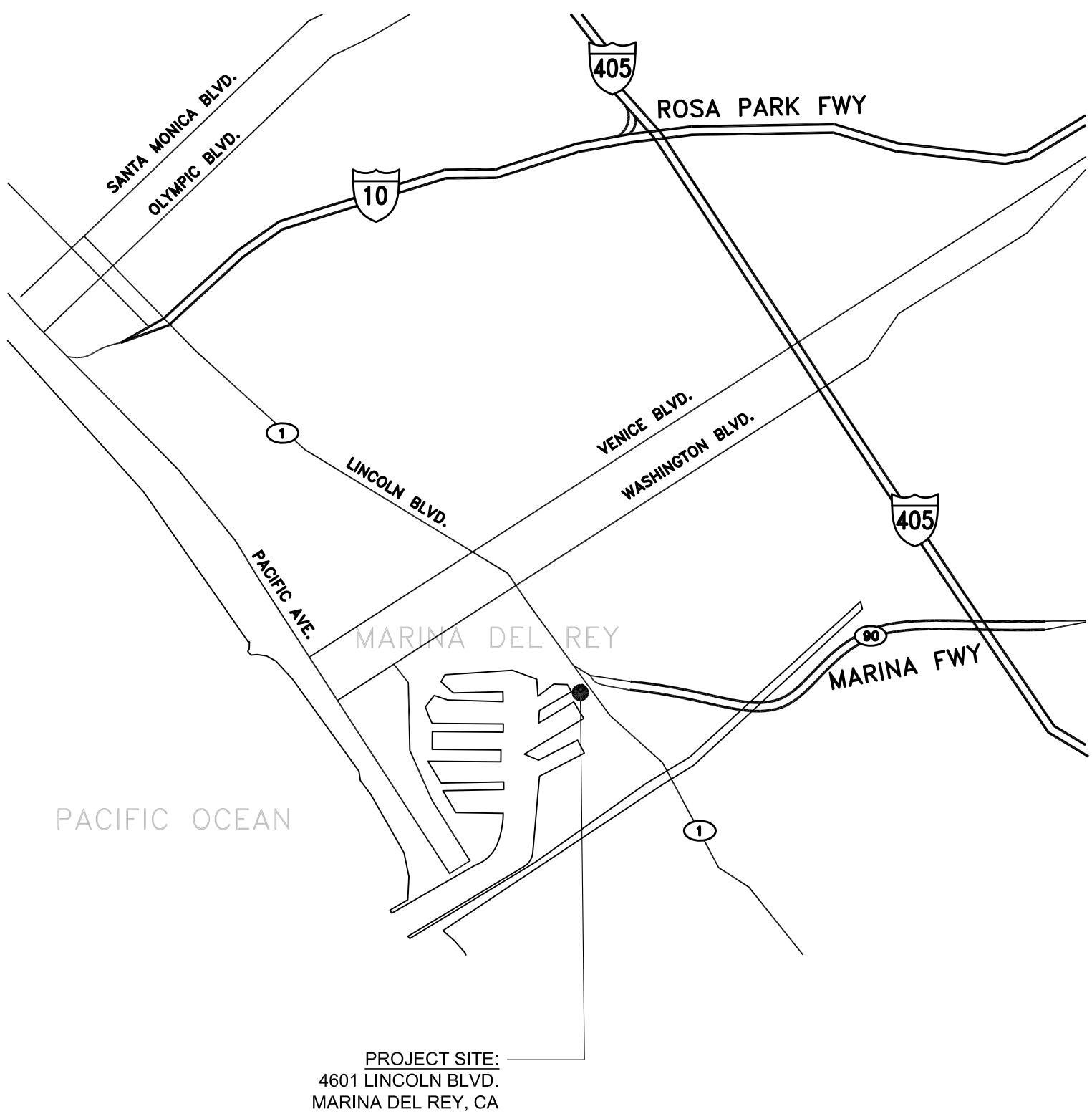
CIVIL ENGINEER:
BRANDOW & JOHNSTON, INC.
444 S. FLOWER STREET, SUITE 400
LOS ANGELES, CA 90071
PH: 213.596.4500
FAX: 213.596.4501
CONTACT:
ORLANDO MORENO, PE DIRECTOR OMORENO@BJSCE.COM

INTERIOR DESIGNER/FURNITURE:
NEIMAN STUDIO
292 SAINT KATHERINE DRIVE
LA CANADA, CA 91011
PH:
FAX:
CONTACT:
PAM NEIMAN PNEIMAN@NEIMANSTUDIO.NET

COST ESITMATOR:
INTELISYN
2201 W. 190TH STREET #100
Torrance, CA 90504
PH: 310.939.7777
FAX: 600.000.0000
CONTACT:
MARC STRANGE PRINCIPAL X1110
CELL: 310.614.6377
EMAIL: MSTRANGE@INTELISYN.COM

SIGNAGE:
SKA DESIGN
900 PALM AVENUE
SOUTH PASADENA, CA 91030
PH: 626.403.5870
FAX: 626.403.5871
CONTACT:
JOSEPH STODDARD VICE PRESIDENT JSTODDARD@SKADESIGN.COM

VICINITY MAP



DRAWING INDEX

GENERAL INFORMATION
G0-00 TITLE SHEET, INDEX, VICINITY MAP & KEY PLAN
G0-01 PROJECT INFO
G0-02 ACCESSIBILITY REQUIREMENTS & DETAILS (RESERVED)

ARCHITECTURAL
A1-00 SITE PLAN
A2-00 DEMOLITION PLAN
A3-00 OVERALL REMODEL FLOOR PLAN
A3-10 OVERALL REMODEL CEILING PLAN
A4-00 EXTERIOR ELEVATIONS - NORTH AND EAST
A4-10 EXTERIOR ELEVATIONS - SOUTH AND WEST
A5-00 INTERIOR ELEVATIONS

INTERIORS
ID1-0 FINISH PLAN

STRUCTURAL
S0-1 GENERAL NOTES
S1-0 TYPICAL DETAILS
S1-1 TYPICAL DETAILS

SIGNAGE
SG-1 GRAPHICS STANDARDS
SG-2 SIGN LOCATION PLAN - SITE
SG-3 EXTERIOR SIGNAGE ELEVATIONS
SG-4 EXTERIOR SIGNAGE DETAILS
SG-5 EXTERIOR SIGNAGE DETAILS
SG-6 INTERIOR SIGNAGE DETAILS



County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina Del Rey, CA

Permits Section Building Renovation & T.I.

COUNTY PROJ. #: _____
CLIENT PROJECT #: _____
Drawing Title

**TITLE SHEET, PROJECT
INFO. VICINITY MAP & KEY
PLAN**

Scale: _____ AS NOTED
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE
Location: _____ Drawing No. _____
Project Manager: _____ LA
Project No.: _____ SC
Date Plotted: _____ 14009
03.27.2015

G0-00



BUILDING AREA & PARKING SUMMARY:
PROPOSED BUILDING AREA 1,242 S.F.
PARKING REQUIREMENTS 1 PARKING SPACE PER 250 S.F.
FOR OFFICE/ COMMERCIAL: 5 SPACES
TOTAL PARKING REQUIRED: 19 SPACES
TOTAL PARKING PROVIDED: 19 SPACES
HANDICAP PARKING REQUIRED: 1 SPACE
HANDICAP PARKING PROVIDED: 1 SPACE

SITE LEGEND

AREA NOT IN SCOPE

NEW TOPPING OVER EXISTING CONCRETE

NEW SLOPED CONCRETE SLAB / STAIR

C COMPACT PARKING (8'-0" x 15'-0")

S STANDARD PARKING (8'-0" x 18'-0")

SAC STANDARD ACCESSIBLE PARKING (8'-0" x 15'-0")

LANDSCAPE AREA

CONCRETE PAVEMENT

ASPHALT PAVEMENT

FRANK R. WEBB ARCHITECTS
www.framtw.com Los Angeles | Fullerton

8407 Venice Boulevard Los Angeles, CA 90034
P: 310.559.4717 Fax: 310.559.9174

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

No.	Distribution/Revision	Date
1	-	-



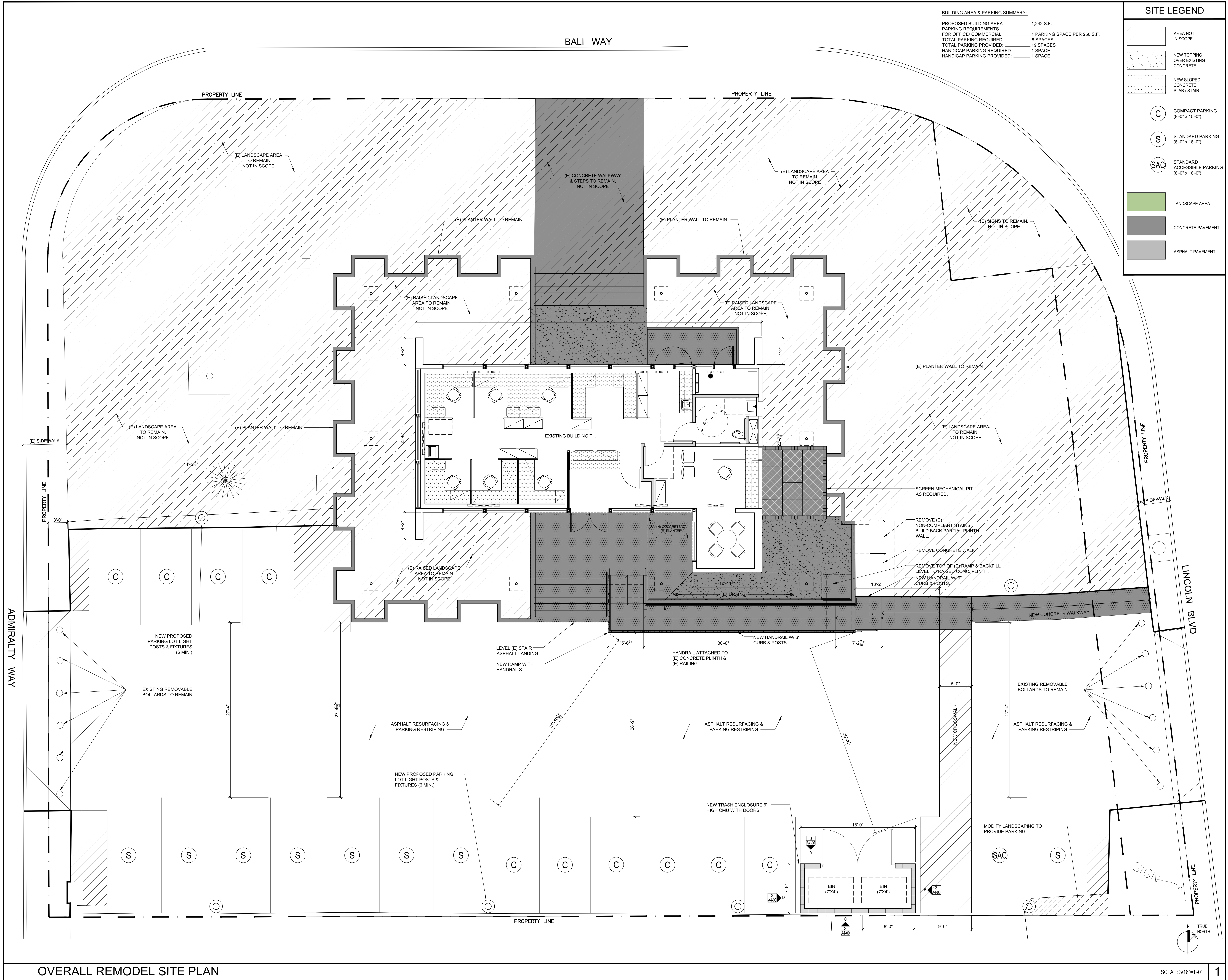
County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina Del Rey, CA

**Permits Section Building
Renovation & T.I.**

COUNTY PROJ. #: _____
CLIENT PROJECT #: _____
Drawing Title
SITE PLAN

Scale: **AS NOTED**
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE
Drawing No. _____

Project Manager: _____
Project No.: _____
Date Plotted: _____
14009
03.27.2015



BUILDING AREA & PARKING SUMMARY:

PROPOSED BUILDING AREA	1,242 S.F.
PARKING REQUIREMENTS	1 PARKING SPACE PER 250 S.F.
FOR OFFICE/ COMMERCIAL:	5 SPACES
TOTAL PARKING REQUIRED:	19 SPACES
TOTAL PARKING PROVIDED:	1 SPACE
HANDICAP PARKING REQUIRED:	1 SPACE
HANDICAP PARKING PROVIDED:	1 SPACE

SITE LEGEND

	AREA NOT IN SCOPE
	NEW TOPPING OVER EXISTING CONCRETE
	NEW SLOPED CONCRETE SLAB / STAIR
	COMPACT PARKING (8'-0" x 15'-0")
	STANDARD PARKING (8'-0" x 18'-0")
	STANDARD ACCESSIBLE PARKING (8'-0" x 18'-0")
	LANDSCAPE AREA
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

THESE DRAWINGS AND SPECIFICATIONS AND EXISTING CONDITIONS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

No.	Distribution/Revision	Date
1	DESIGN DEVELOPMENT	03.27.2015



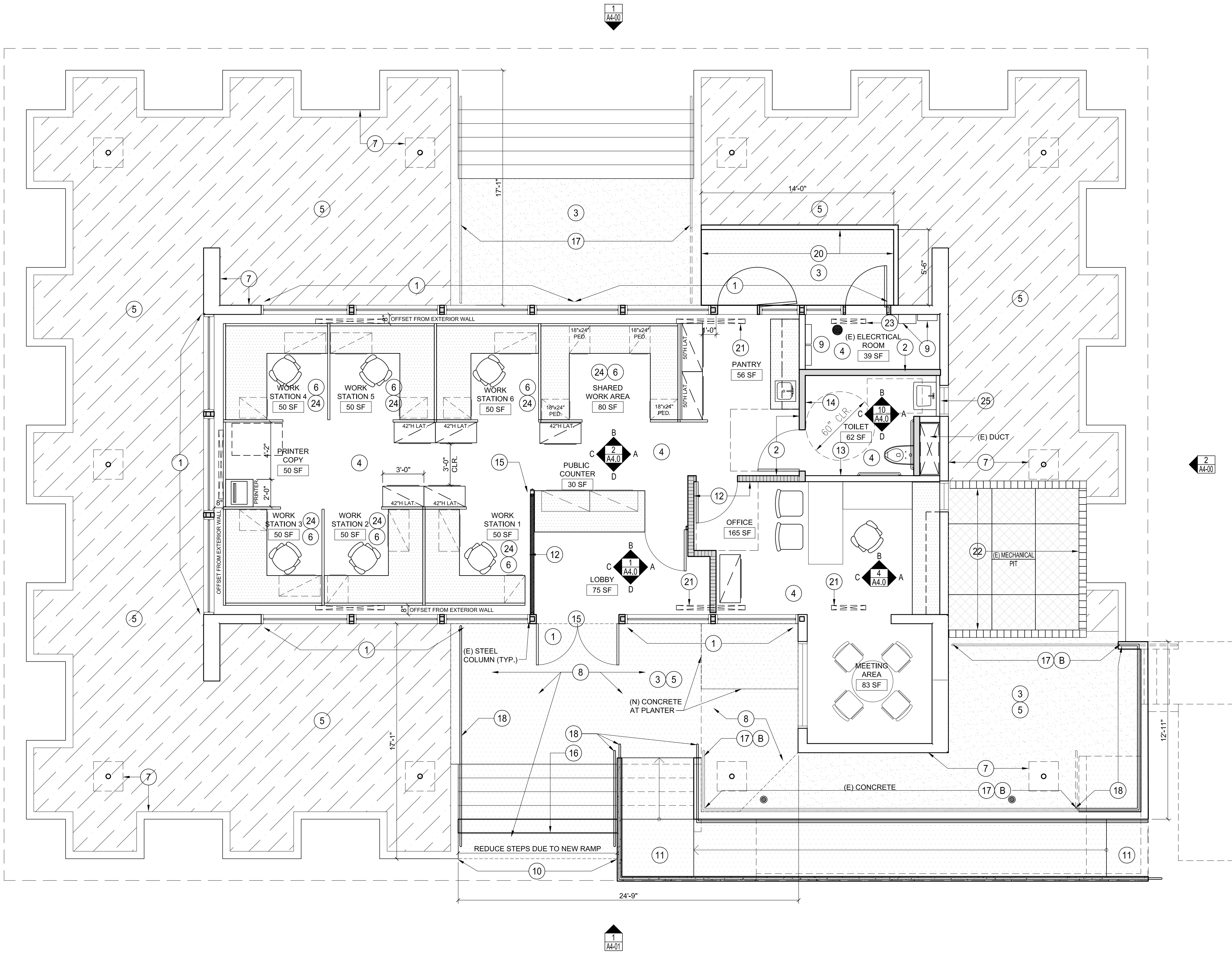
County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina Del Rey, CA

**Permits Section Building
Renovation & T.I.**

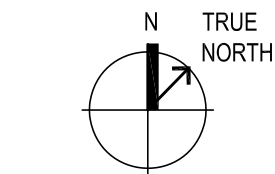
COUNTY PROJ. #: _____
CLIENT PROJECT #: _____
Drawing Title
SITE PLAN

Scale: _____ **AS NOTED**
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE
Drawing No. _____

Project Manager	LA
Project No.	SC
Date Plotted	14009
	03.27.2015



OVERALL REMODEL FLOOR PLAN

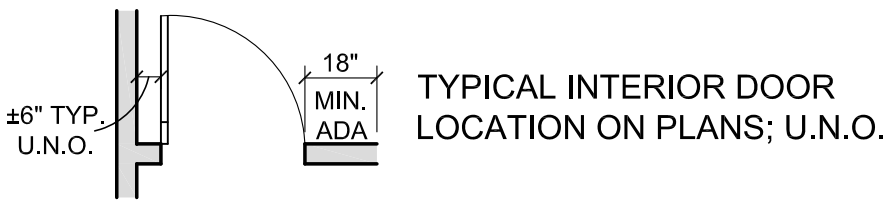


SCALE: 1/4"=1'-0"

1

WALL TYPES

- AREA NOT IN SCOPE
- EXISTING WALL
- NEW FIRE RATED WALL
- NEW NON-RATED WALL
- NEW NON-RATED LOW WALL
- NEW DECORATIVE PARTITION
- NEW CASEWORK & WORK STATIONS



KEYNOTES

1. PROVIDE/INSTALL NEW STOREFRONT & DOORS SYSTEM, REFER TO EXTERIOR ELEVATIONS.
2. NEW FRAMED SOUND INSULATED WALLS & ALL NEW DOORS.
3. NEW CONCRETE COATING , NON-SLIP.
4. NEW FLOORING, NEW WALL PAINT, PAINT (N) GYP. BD CEILING.
5. NEW EXTERIOR RECESSED LIGHTING AT (E) PLASTER SOFFIT. REFER TO REFLECTED CEILING PLAN.
6. NEW MODULAR WORKSTATIONS.
7. ALL NEW EXTERIOR WALL PAINT.
8. PREP EXISTING CONCRETE & PROVIDE CONCRETE TOPPING DUE TO HIGHER DOOR THRESHOLD.
9. EXISTING ELECTRICAL PANELS.
10. LEVEL STAIR LANDING AT EXISTING ASPHALT PAVING.
11. NEW ACCESS RAMP WITH HANDRAILS
12. NEW PARTIAL FRAMED WALLS WITH CLEAR TOP GLASS TO UNDERSIDE OF CEILING.
13. UPGRADE EXISTING WALL & FULLY INSULATE TO BLOCK OUT SOUND. PROVIDE ONE ADDITIONAL LAYER OF 5/8" GYP. BOARD ON BOTH SIDES OF THE WALL.
14. PROVIDE (2) 5/8" GYP. BD. LAYERS ON EACH SIDE OF NEW WALL.
15. PROVIDE ELECTRICAL DOOR RELEASE BEHIND COUNTER.
16. PROVIDE ADDITIONAL CONCRETE STEP.
17. (E) METAL RAILING TO TO BE REPLACED WITH NEW ANODIZED ALUMINUM RAILING.
18. (N) METAL RAILING - ANODIZED ALUMINUM
19. (N) DECORATIVE PARTITION (3FORM OR SIMILAR)
20. (N) CONCRETE SIDEWALK WITH 6" CONCRETE CURB EDGE.
21. REPLACE (E) FLOOR AIR GRILL WITH NEW FLUSH GRILL.
22. RAISE TOP OF MECHANICAL PIT CONCRETE WALL& METAL GRILL COVER TO ALLOW FOR A TALLER MECHANICAL UNIT. MAINTAIN 47" CLEAR BETWEEN PIT SLAB AND BOTTOM OF HORIZONTAL SCREEN.
ALTERNATE SOLUTION: PROVIDE 18" TO 30" HIGH SCREEN TO CONCEAL MECHANICAL PIT.
23. CAP (E) UNDER SLAB DUCT INTO ELECTRICAL ROOM. REMOVE (E)RECESSED FLOOR GRILL & INFILL CONCRETE SLAB TO RECEIVE NEW FLOORING.
ALTERNATE SOLUTION: PROVIDE 18" TO 30" HIGH SCREEN TO CONCEAL MECHANICAL PIT.
24. PROVIDE 8" SPACE BETWEEN WORKSTATION PANELS & EXTERIOR WALLS.
25. DOUBLE SIDED GYP. BD. WALL PAINT GRAY GYP. BD FACING GLASS.

No.	Distribution/Revision	Date
1	-	-



County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina Del Rey, CA

Permits Section Building
Renovation & T.I.

COUNTY PROJ. #: _____
CLIENT PROJECT #: _____

Drawing Title
OVERALL REMODEL FLOOR
PLAN

Scale: _____ AS NOTED
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE
Location: _____ Drawing No. _____

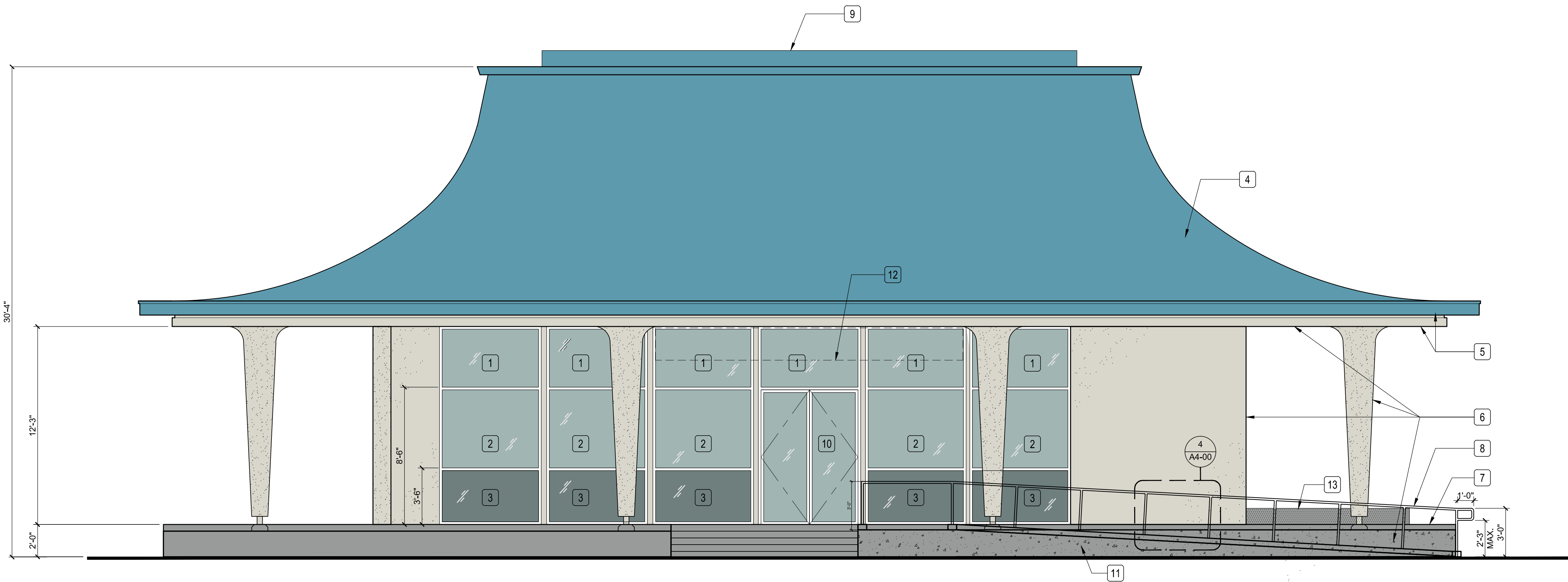
Project Manager: _____ LA

Project No.: _____ SC

Date Plotted: _____ 14009

03.27.2015

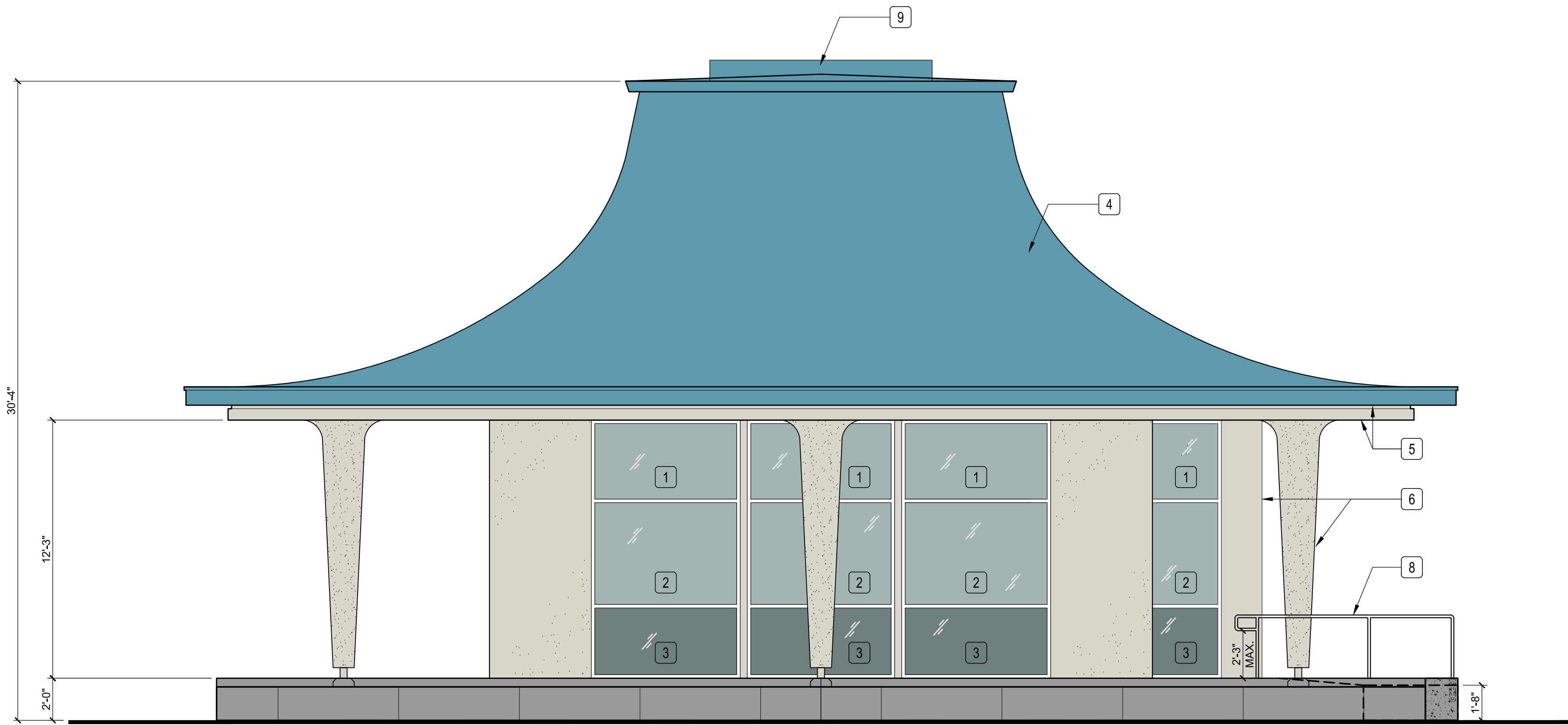
A3-00



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1



WEST ELEVATION

SCALE: 1/4" = 1'-0"

2

#	KEYNOTES
1	1" INSULATED VISION GLASS W/ INTERIOR MOUNTED MECHO SHADE.
2	1" INSULATED VISION GLASS.
3	1" INSULATED SPANDREL GLASS.
4	(E) ROOF PAINT TESTING & ABATEMENT, IF REQUIRED, TO BE DONE BY SPECIALIZED CONTRACTOR HIRED DIRECTLY BY THE COUNTY OF LOS ANGELES. PAINT EXISTING ROOF - MARINA BLUE.
5	REPAINT EXISTING FACIA & EAVES.
6	REPAIR PLASTER FINISH PRIOR TO REPAINTING EXISTING WALLS, SOFFITS, COLUMNS & PLINTH.
7	REMOVE EXISTING. RAISE PLINTH FLOORING FINISH& REPAINT WITH NON-SLIP ELASTOMERIC NON-SLIP.
8	NEW CLEAR ANODIZED ALUMINUM RAILING WITH STEEL CABLES.
9	REMOVE EXISTING ROOF ANTENNA. PATCH ROOFING AS REQUIRED.
10	NEW STOREFRONT DOORS.
11	NEW CONCRETE RAMP.
12	REMOVE EXISTING SIGNAGE.
13	RAISE TOP OF PIT WALLS & HORIZONTAL METAL SCREEN. MAINTAIN 47" CLEAR BETWEEN CONCRETE PIT FLOOR & BOTTOM OF SECURITY SCREEN. EXTERIOR PIT WALL FINISH: PAINTED PLASTER
14	2" x 2" x 1/4" PAINTED STEEL FRAME DOORS WITH 18-GA. CORRUGATED METAL DECK WITH KYNAR FINISH TO MATCH BUILDING PAINT COLOR
15	8" CMU WALL WITH PAINTED PLASTER FINISH TO MATCH EXISTING BUILDING

EXTERIOR MATERIALS	
	PAINT - P1 MANUFACTURER: DUNN EDWARDS COLOR: DE5859 THE BLUES
	PAINT - P2 MANUFACTURER: DUNN EDWARDS COLOR: DEC791 CLOUD
	PAINT - P3 MANUFACTURER: DUNN EDWARDS COLOR: DE6368 WALRUS
	CLEAR ANODIZED ALUMINUM MULLIONS AND RAILING FRAME
	1" INSULATED VISION GLASS WITH GREY-BLUE TINT
	1" INSULATED SPANDREL GLASS WITH GREY-BLUE TINT & GREY PAINT
NOTE:	

No.	Distribution/Revision	Date
1	-	-



County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina DeL Ray, CA

Permits Section Building
Renovation & T.I.

COUNTY PROJ. #: _____
CLIENT PROJECT #: _____

Drawing Title
EXTERIOR ELEVATIONS -
SOUTH AND WEST

Scale: _____ AS NOTED
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE

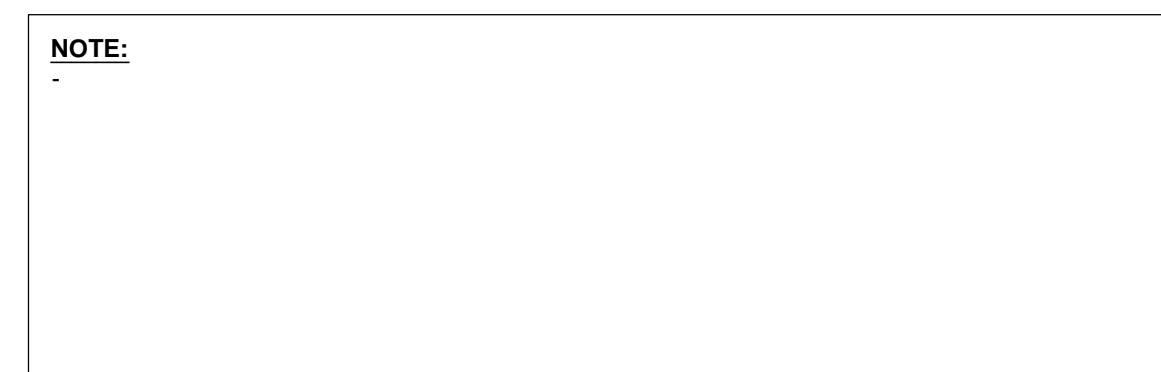
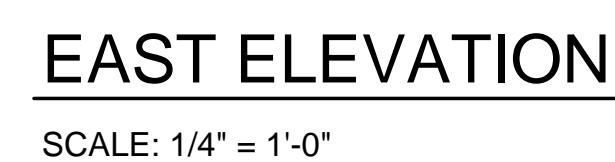
Location: _____ Drawing No. _____

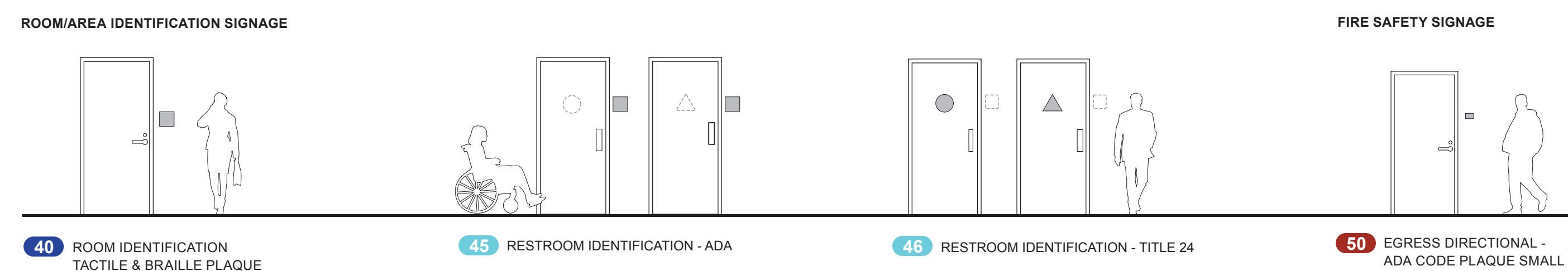
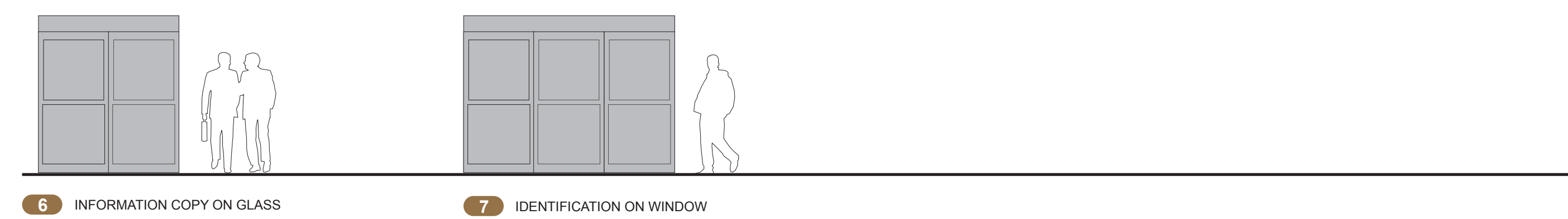
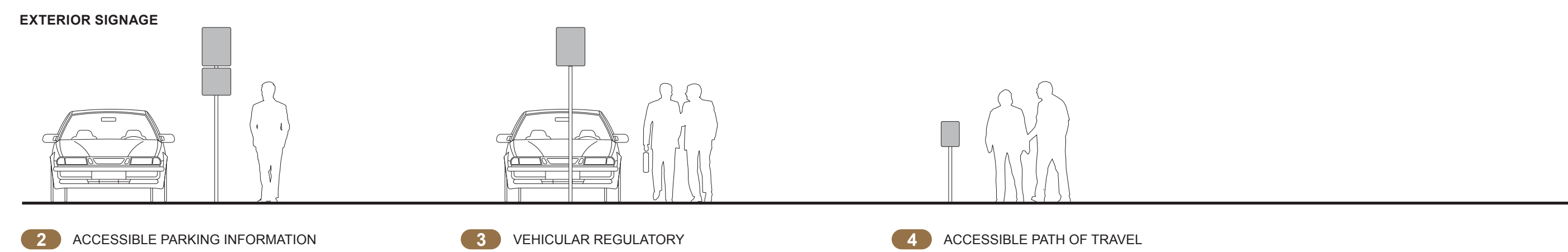
Project Manager: _____ SC _____

Project No. _____ 14009

Date Plotted: _____ 03.27.2015

A4-10





SCALE: 3/16" = 1'-0"

SIGN TYPE MENU	4
-----------------------	----------

FONT: FUTURA MEDIUM – INTERIOR SIGNAGE

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

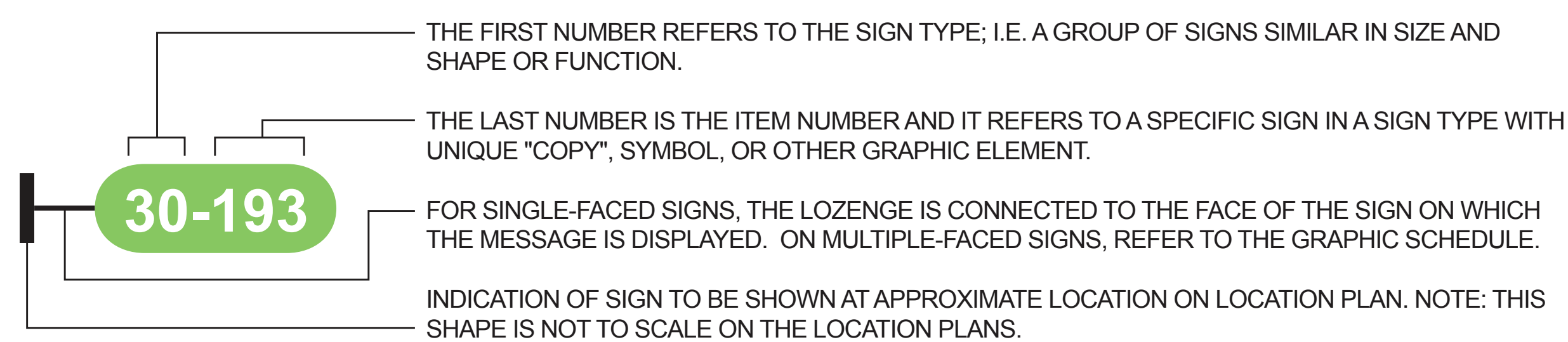
FONT: FUTURA HEAVY – EXTERIOR SIGNAGE

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

TYPOGRAPHY	5
------------	---

1. ALL TYPESETTING SHALL BE PROVIDED BY SIGN CONTRACTOR. LETTER SPACING SHALL BE "NORMAL" SPACING FOR ALL SIGNS EXCEPT AS SPECIFIED OTHERWISE. SIGN CONTRACTOR SHALL PROVIDE SKA WITH TYPICAL SPACING PATTERNS FOR APPROVAL PRIOR TO FABRICATION.
2. ALL INSTALLATION LOCATIONS & CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION. SIGN CONTRACTOR SHALL COORDINATE ALL SIGNAGE INSTALLATIONS WITH GENERAL CONTRACTOR.
3. SIGN CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ALL MATERIAL DETAILS & SPECIFIC INSTRUCTIONS.
4. SIGN CONTRACTOR SHALL PROVIDE ALL ENGINEERING OF SIGN & GRAPHIC ITEMS INCLUDING, BUT NOT LIMITED TO, INTERNAL SIGN STRUCTURE, ELECTRICAL & MECHANICAL PARTS, CONCRETE FOOTINGS & BASES. ALL ITEMS SHALL BE ENGINEERED TO SATISFY APPLICABLE CODES & REGULATIONS. SHOP DRAWINGS SHALL CARRY THE ENGINEER'S STAMP & BE SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.
5. ALL ATTACHMENT DETAILS SHALL BE SHOWN ON FABRICATOR'S SHOP DRAWINGS & SHALL BE SUBMITTED TO SKA FOR APPROVAL PRIOR TO FABRICATION. ALL SIGNS SHALL BE INSTALLED AS PER EXISTING/CURRENT CODE REQUIREMENTS FOR SAFE & SECURE MOUNTING.
6. EVACUATION MAPS: IT SHALL BE THE RESPONSIBILITY OF THE SIGN CONTRACTOR TO PREPARE ALL GRAPHIC LAYOUTS OF FLOOR PLANS OR THE EVACUATION MAPS BASED ON THE MAP DESIGN SHOWN IN THE CONTRACT DOCUMENTS. SIGN CONTRACTOR SHALL INCLUDE ON THE SIGN LAYOUTS ALL REQUIRED INFORMATION AS DESCRIBED IN TITLE 19 (3.09) OF THE CALIFORNIA CODE OF REGULATIONS. SIGN CONTRACTOR SHALL OBTAIN ALL APPROVALS FROM THE APPROPRIATE FIRE DEPARTMENT REPRESENTATIVES & PREPARE ALL CAMERA-READY ART, IN ADDITION TO THE FABRICATION OF ALL SIGNS. CAMERA-READY ART SHALL BE SUBMITTED FOR REVIEW BY SKA PRIOR TO FABRICATION.
7. ALL SIGNS SHALL CONFORM TO C.B.C. SECTIONS 1117B.5, 1103.2.4. TACTILE EXIT SIGNAGE SHALL BE PROVIDED PER C.B.C. SECTION 1003.2.8.6. TACTILE SIGN CHARACTERS SHALL BE RAISED 1/32", SAN SERIF UPPERCASE, 5/8" (MIN.) TO 2" (MAX.) HIGH. TACTILE COPY SHALL BE ACCOMPANIED BY CALIFORNIA CONTRACTED GRADE 2 BRAILLE.

GENERAL NOTES	6
---------------	---



LOCATION PLAN EXPLANATION	7
---------------------------	---

GENERAL NOTES	SG-1
GRAPHICS SCHEDULE	SG-1
LOCATION PLAN EXPLANATION	SG-1
SHEET INDEX	SG-1
SIGN TYPE MENU	SG-1
SYMBOLS, MATERIALS & COLORS	SG-1
TYPOGRAPHY	SG-1
EXTERIOR SIGNAGE ELEVATIONS	SG-3
SIGN LOCATION PLAN - SITE	SG-2
SIGN TYPE 2 ACCESSIBLE PARKING INFORMATION	SG-4
SIGN TYPE 3 VEHICULAR REGULATORY	SG-4
SIGN TYPE 4 ACCESSIBLE PATH OF TRAVEL	SG-4
SIGN TYPE 6 INFORMATION COPY ON GLASS	SG-4
SIGN TYPE 7 IDENTIFICATION ON WINDOW	SG-5
SIGN TYPE 40 ROOM IDENTIFICATION TACTILE & BRAILLE PLAQUE	SG-5
SIGN TYPE 45 RESTROOM IDENTIFICATION - ADA	SG-5
SIGN TYPE 46 RESTROOM IDENTIFICATION - TITLE 24	SG-6
SIGN TYPE 50 EGRESS DIRECTIONAL - ADA CODE PLAQUE SMALL	SG-6

SYMBOLS



MATERIALS & COLORS



LOGOS / SEALS



SYMBOLS, MATERIALS & COLORS	2
-----------------------------	---

- F R A N K R . W E B B**
A R C H I T E C T S
www.teamfwa.com Los Angeles | Fullerton

8607 Venice Boulevard Los Angeles, CA 90034
ph: 310.559.4717 fax: 310.559.9174

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

[illegible]

SHEET INDEX	1
-------------	---

1

SYMBOLS, MATERIALS & COLORS	2
-----------------------------	---

2

900 Palm Avenue
South Pasadena, California 91030-3029
Phone 626.403.5870, Fax 626.403.5871
skadesign.com

County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina Del Ray, CA

Permits Section Building Renovation & T.I.

COUNTY PROJ. #:
CLIENT PROJECT #:

Drawing Title

GRAPHICS STANDARDS

Scale: AS NOTED
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE

S. PASADENA

Project Manager

Project No. _____ JS

14.048

Date Plotted: 2/27/2016

3.27.2013

SG-1

No.	Distribution/Revision	Date
1	-	-

SKADESIGN

900 Palm Avenue
South Pasadena, California 91030-3029
Phone 626.403.5870, Fax 626.403.5871
skadesign.com

County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina Del Rey, CA

Permits Section Building Renovation & T.I.

COUNTY PROJ. #:
CLIENT PROJECT #:

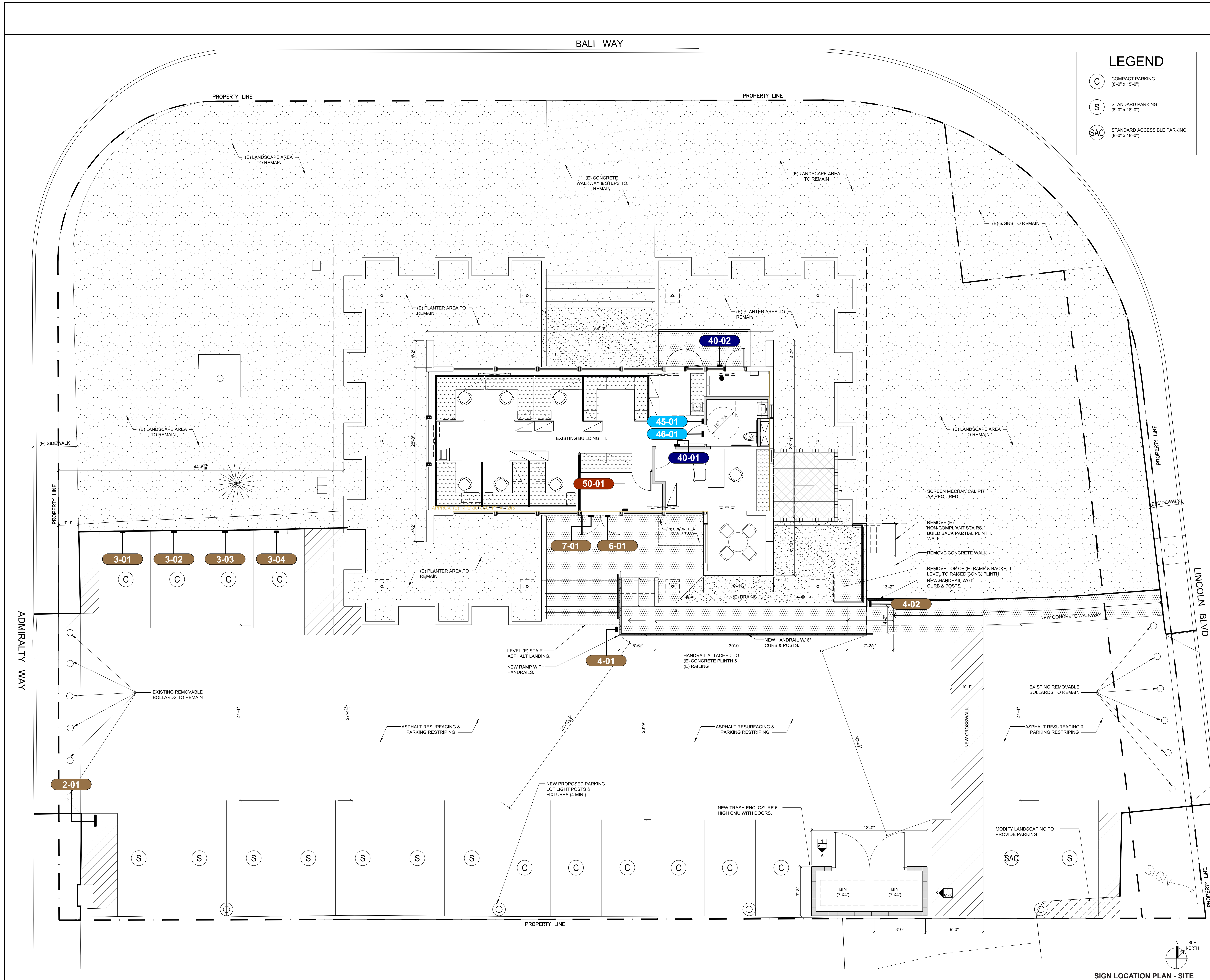
Drawing Title
SIGN LOCATION PLAN - SITE

Scale:
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE
Location
S. PASADENA

Project Manager
Project No.
Date Plotted

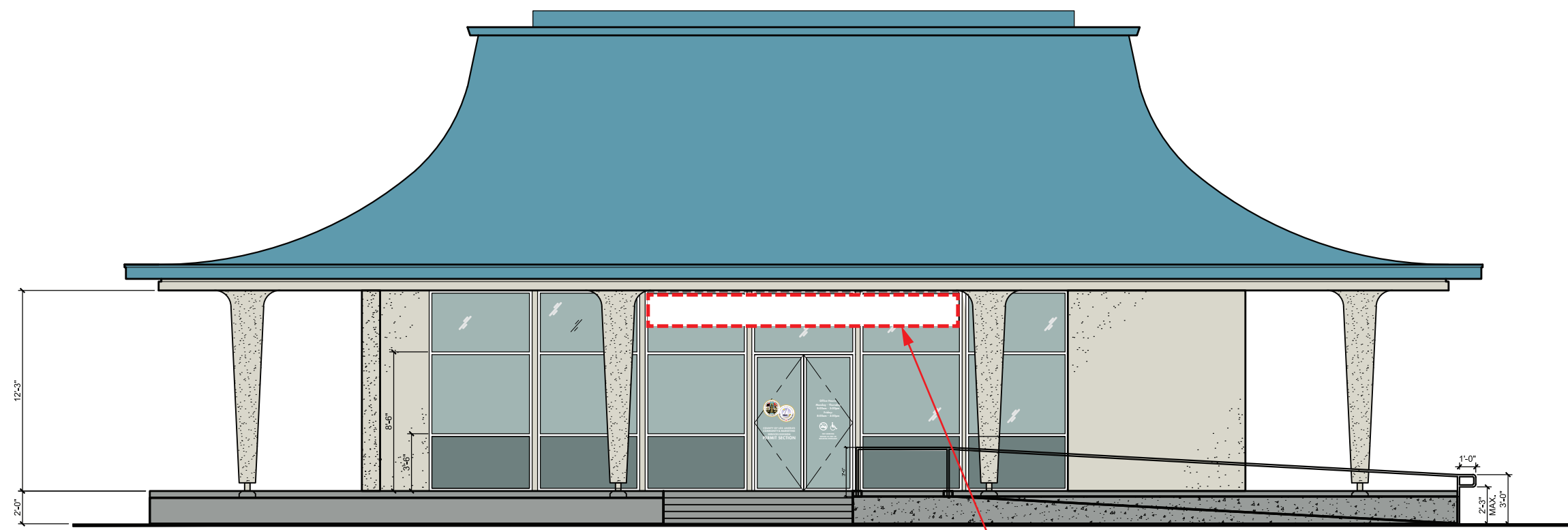
JS
14.048
3/27/2015

SG-2

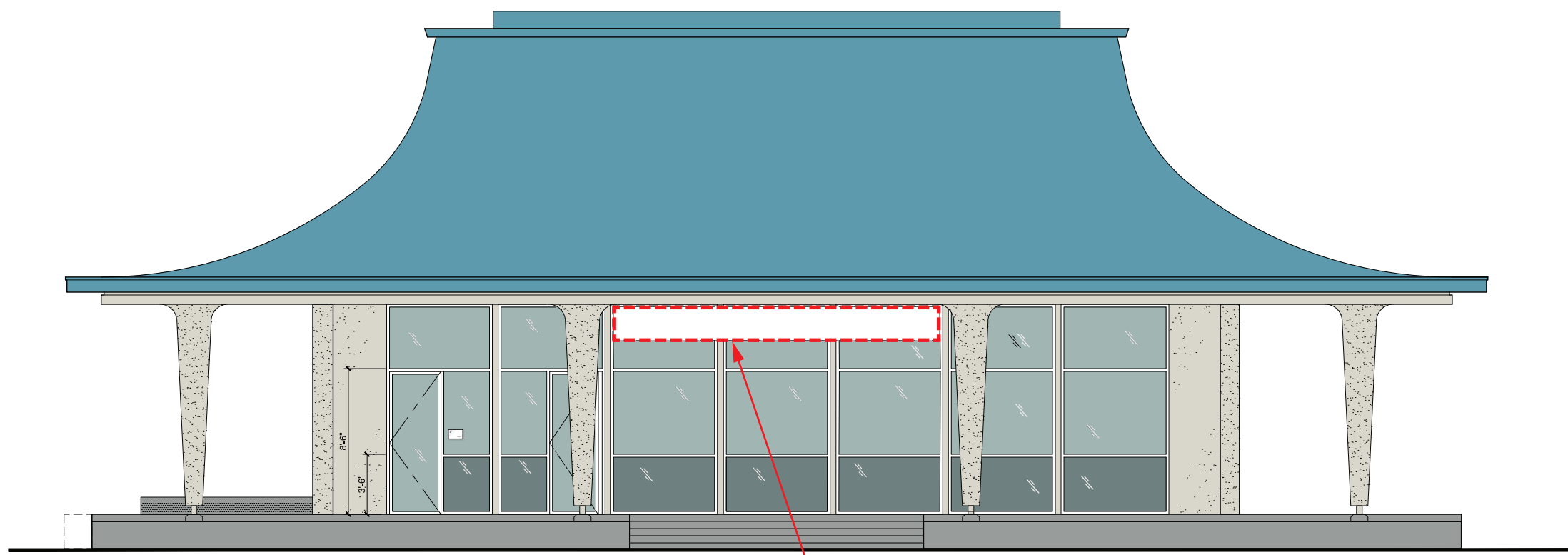


THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

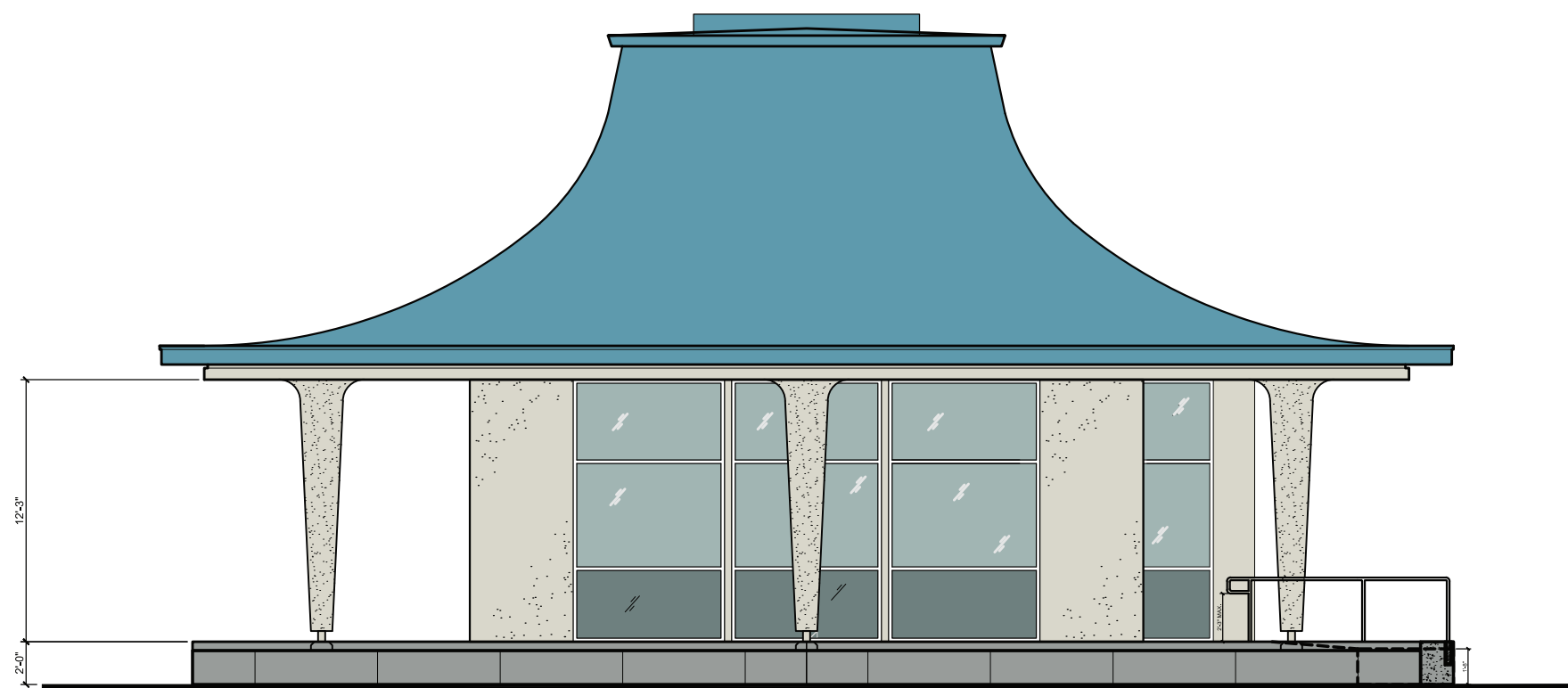
No.	Distribution/Revision	Date
1	-	-



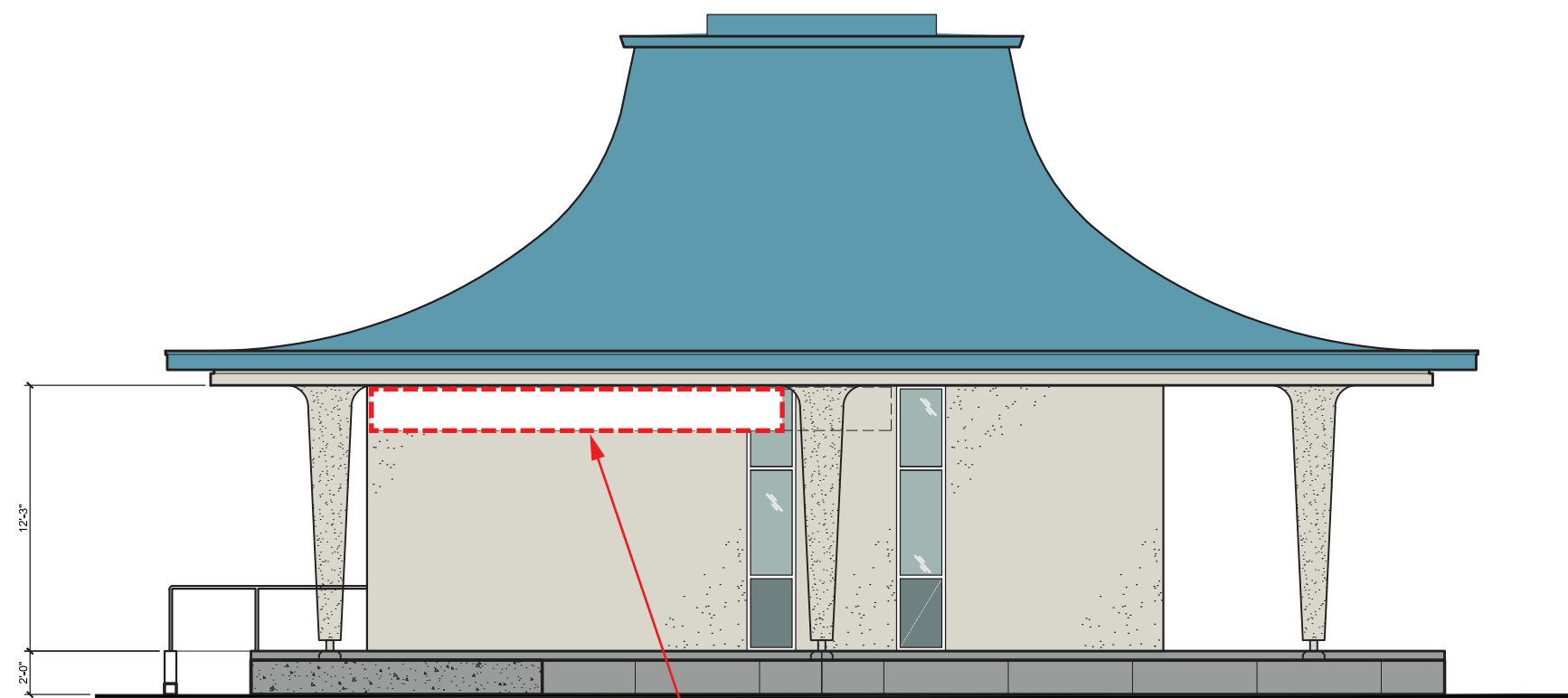
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

SKADESIGN

900 Palm Avenue
South Pasadena, California 91030-3029
Phone 626.403.5870, Fax 626.403.5871
skadesign.com

County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina Del Rey, CA

Permits Section Building Renovation & T.I.

COUNTY PROJ. #:
CLIENT PROJECT #:

Drawing Title
SIGN LOCATION PLAN - SITE

Scale: AS NOTED
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE

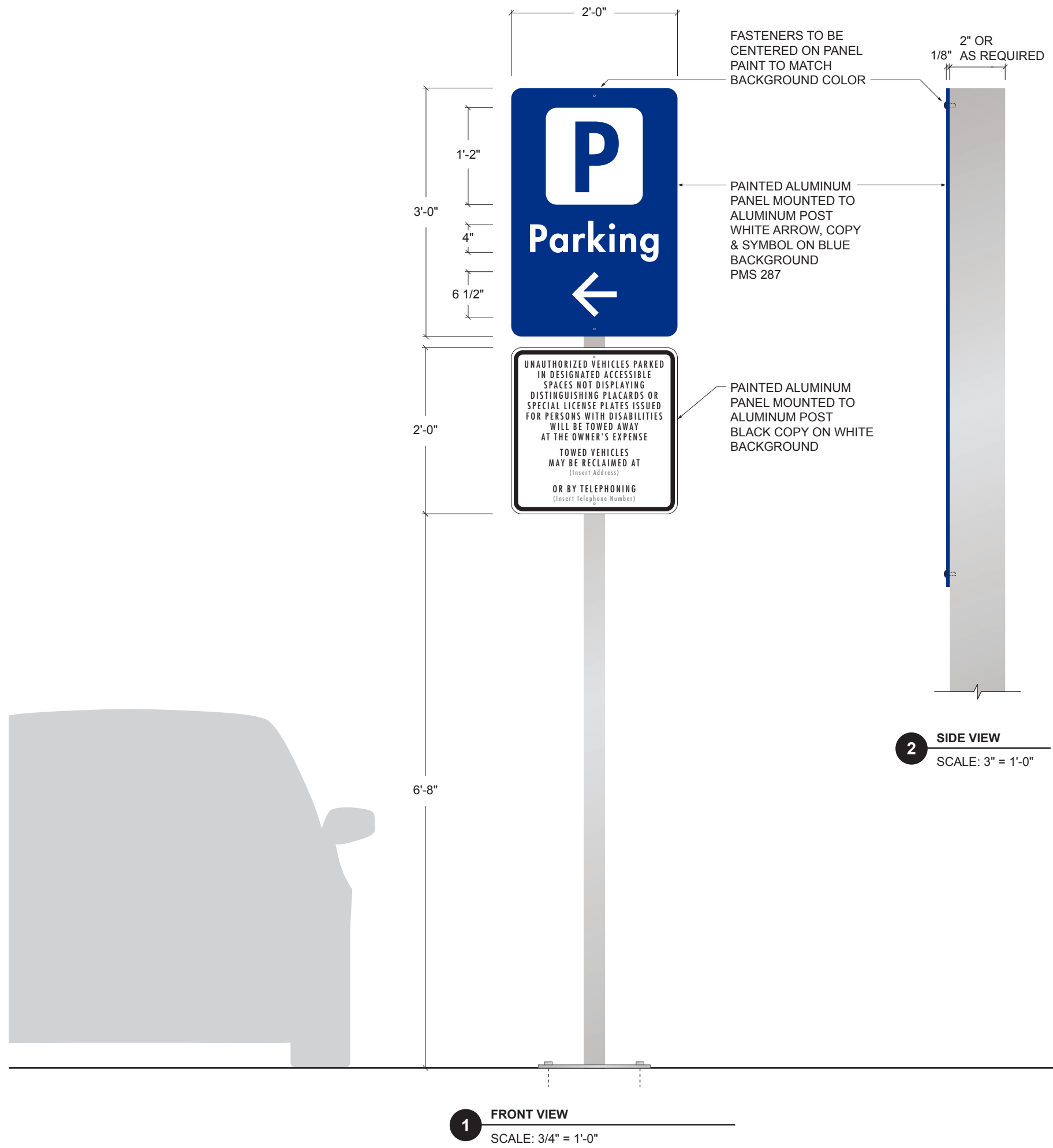
Location: S. PASADENA
Drawing No.

Project Manager: JS
Project No.: 14.048
Date Plotted: 4.01.2015

SG-3

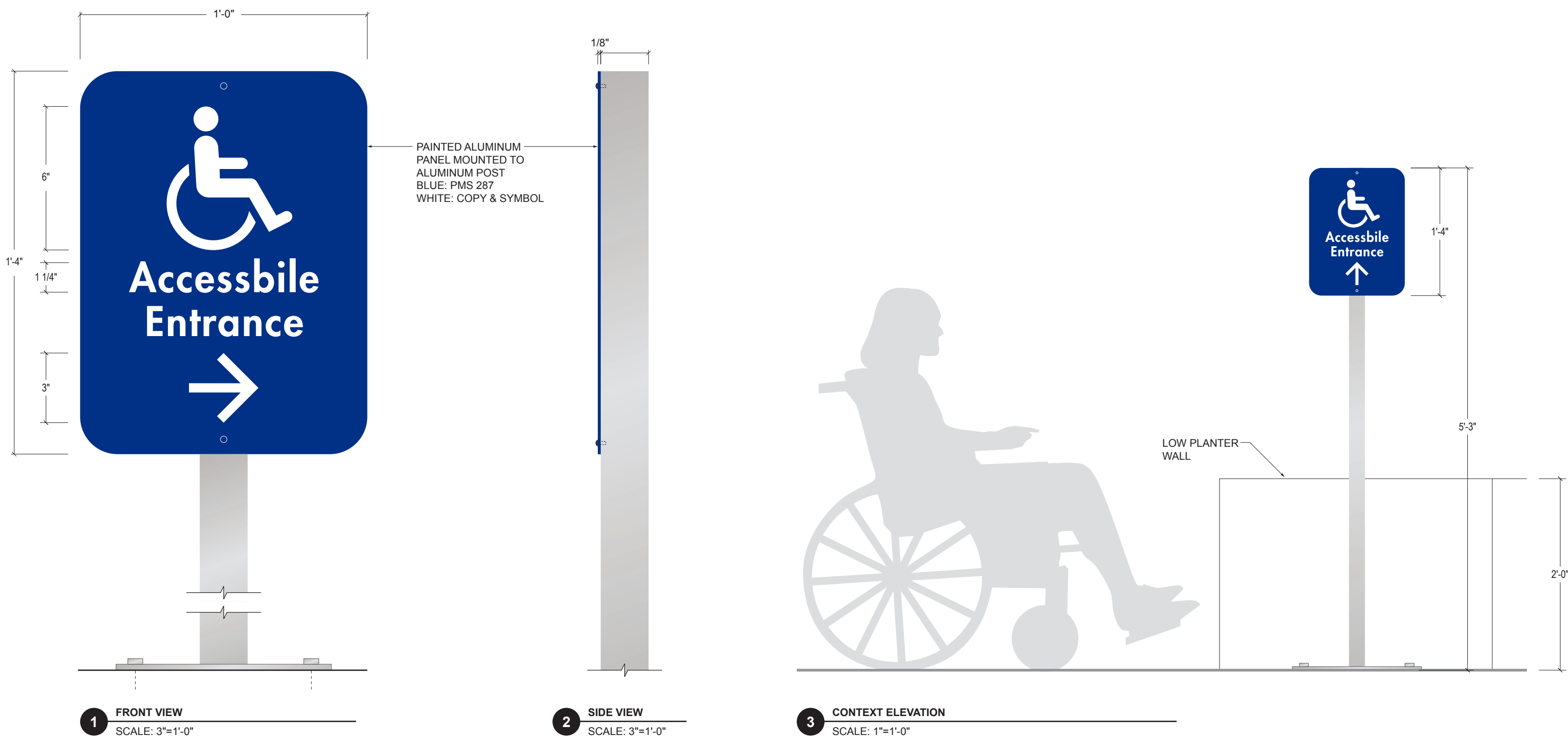
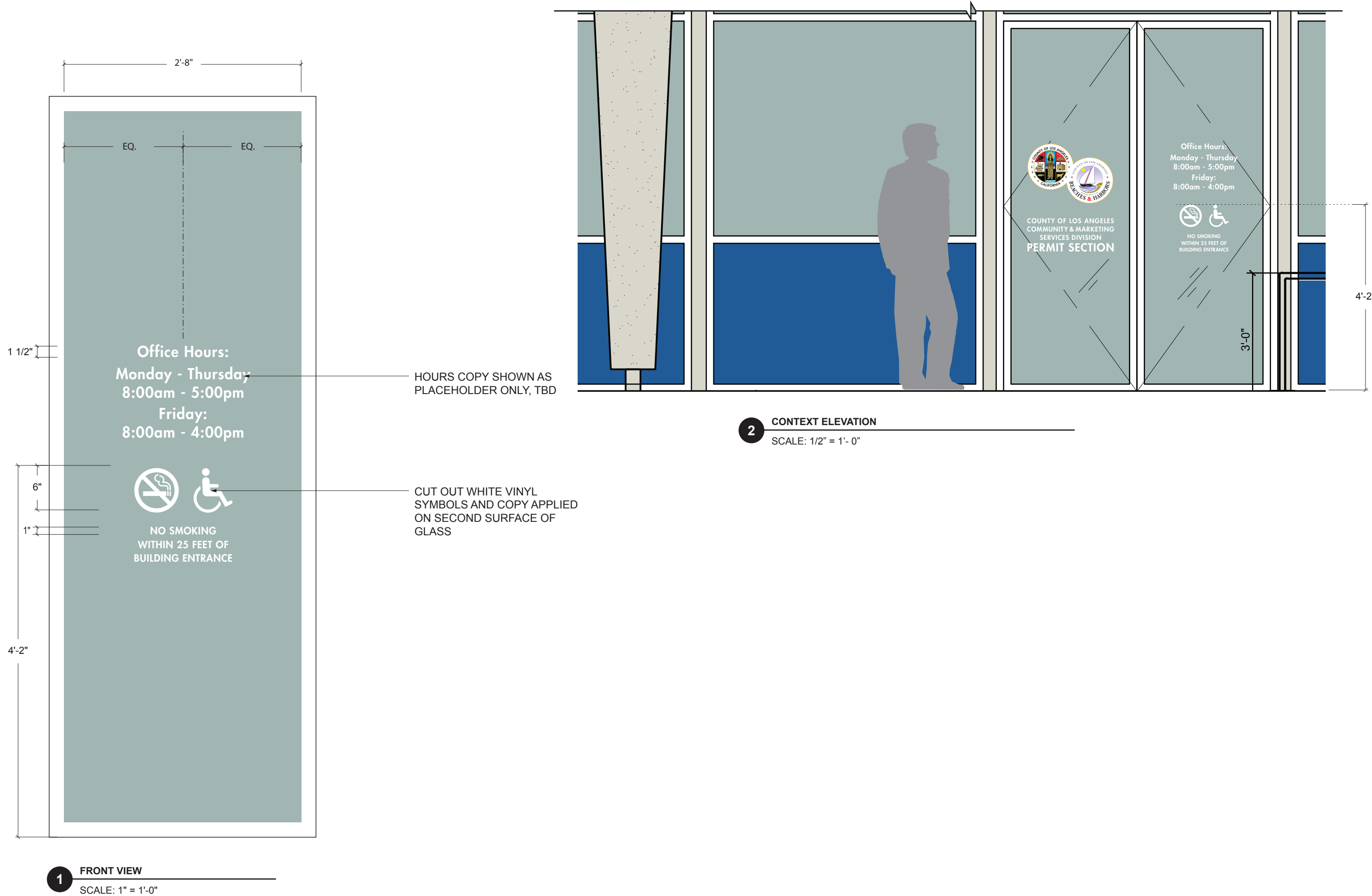
THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

No.	Distribution/Revision	Date
1	-	-



SIGN TYPE 3 VEHICULAR REGULATORY 2

SIGN TYPE 2 ACCESSIBLE PARKING INFORMATION 1



SIGN TYPE 6 INFORMATION COPY ON GLASS 4

SIGN TYPE 4 ACCESSIBLE PATH OF TRAVEL 3

SKADESIGN

900 Palm Avenue
South Pasadena, California 91030-3029
Phone 626.403.5870, Fax 626.403.5871
skadesign.com

County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina Del Rey, CA

Permits Section Building Renovation & T.I.

COUNTY PROJ. #:
CLIENT PROJECT #:

Drawing Title
EXTERIOR SIGNAGE
DETAILS

Scale: AS NOTED
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE

Location: S. PASADENA

Project Manager: JS

Project No. 14.048

Date Plotted: 3/27/2015

SG-4

No.	Distribution/Revision	Date
1	-	-



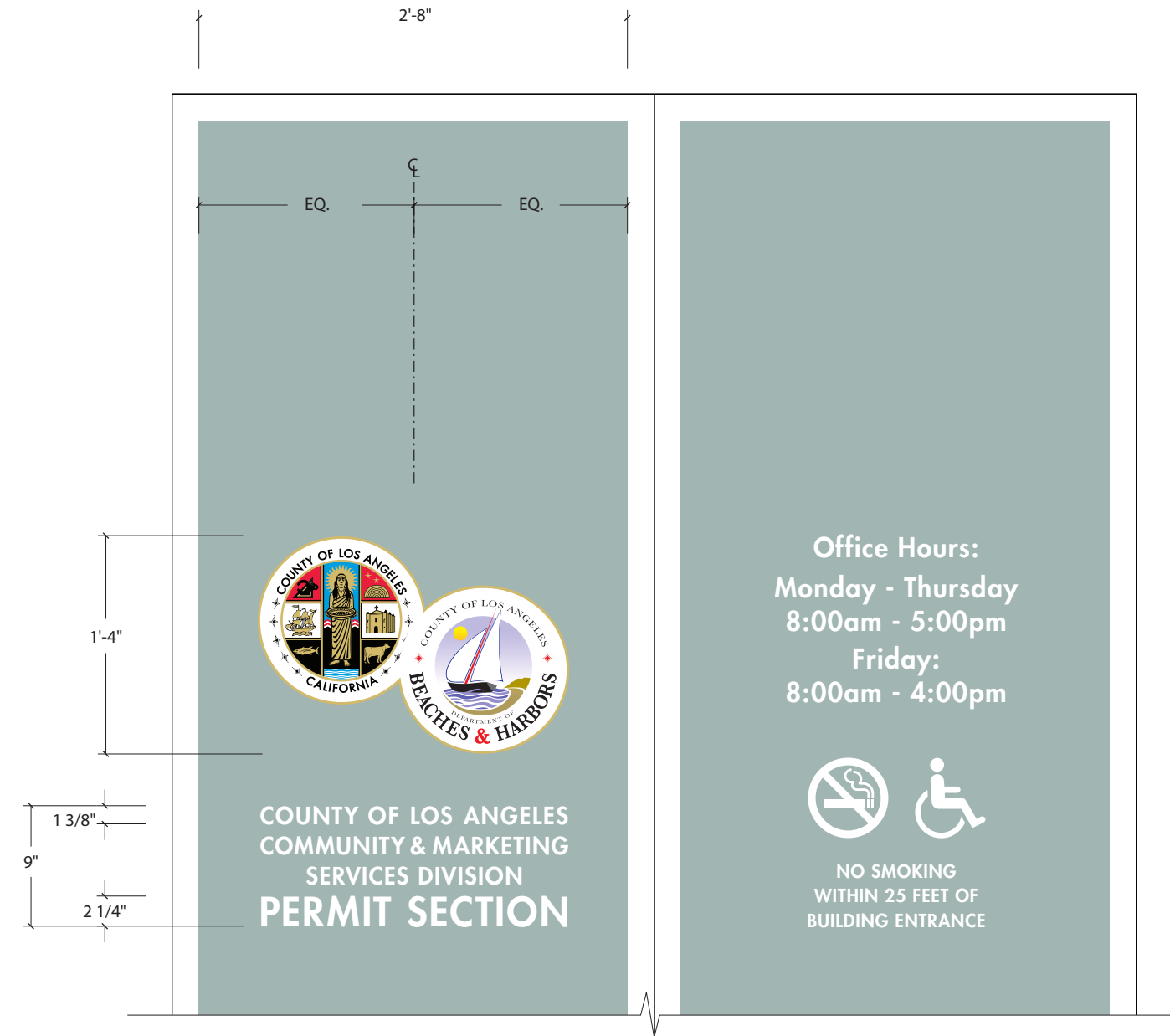
3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 DETAILS - SOUTH
SCALE: 3/8"=1'-0"

DIGITAL PRINT ON CUT-OUT WHITE VINYL APPLIED ON SECOND SURFACE OF GLASS
TEXT TO BE CONFIRMED BY DBH

CUT OUT WHITE VINYL SYMBOLS AND COPY APPLIED ON SECOND SURFACE OF GLASS

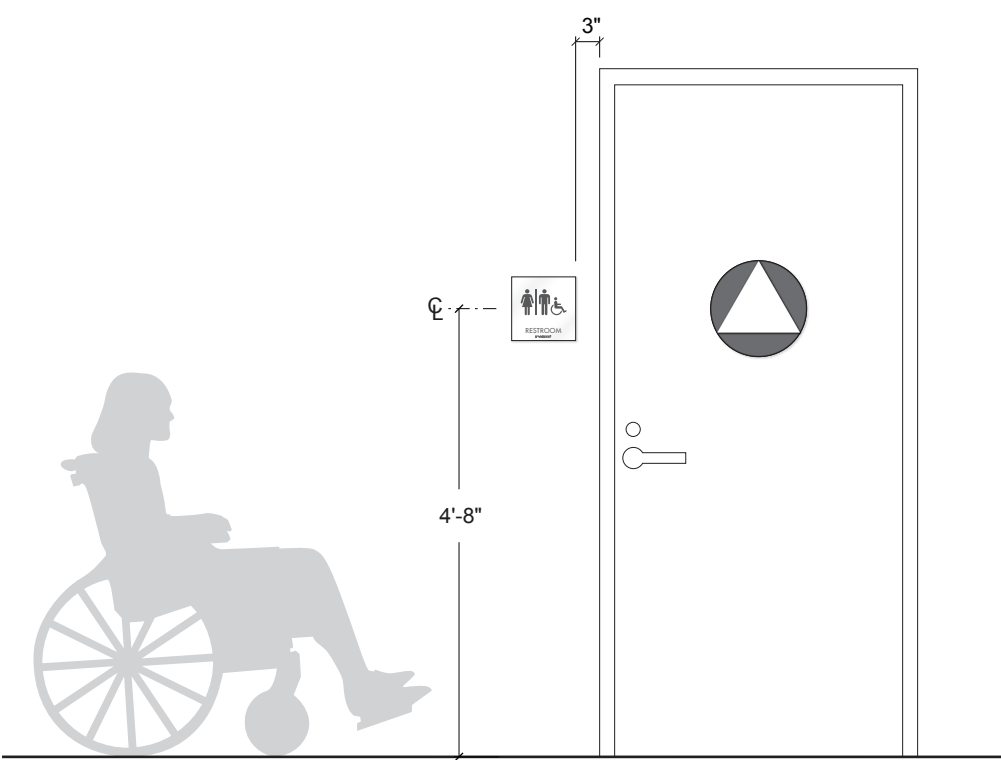


2 DETAILS - SOUTH ENTRANCE
SCALE: 1/4"=1'-0"

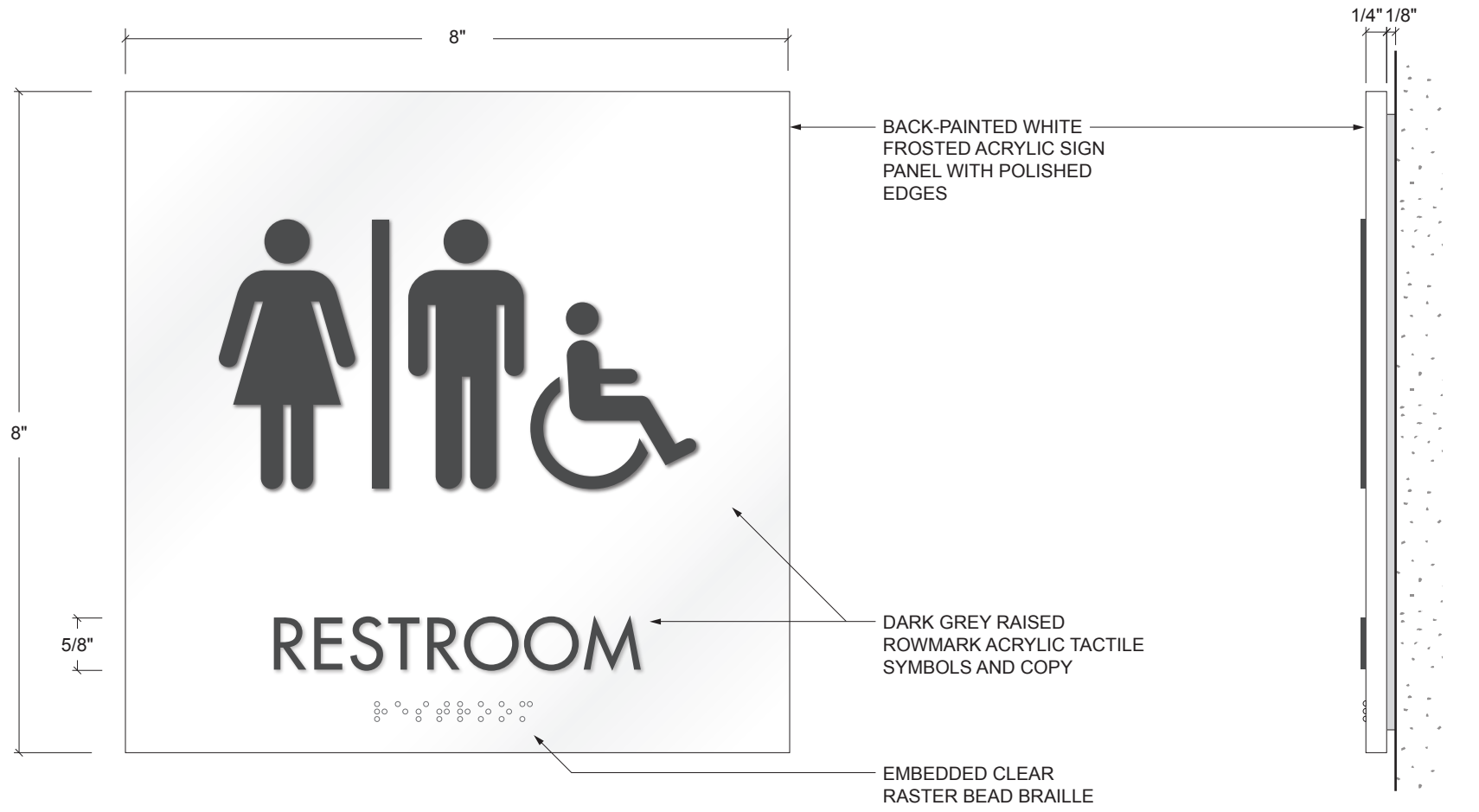
SIGN TYPE 7 IDENTIFICATION ON WINDOW 1



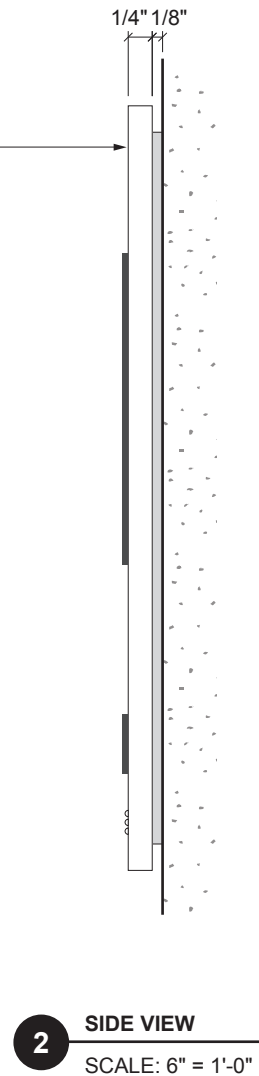
3 TOP VIEW
SCALE: 6"=1'-0"



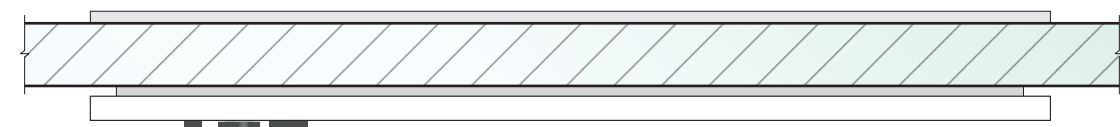
4 CONTEXT ELEVATION TYPICAL
SCALE: 1/2"=1'-0"



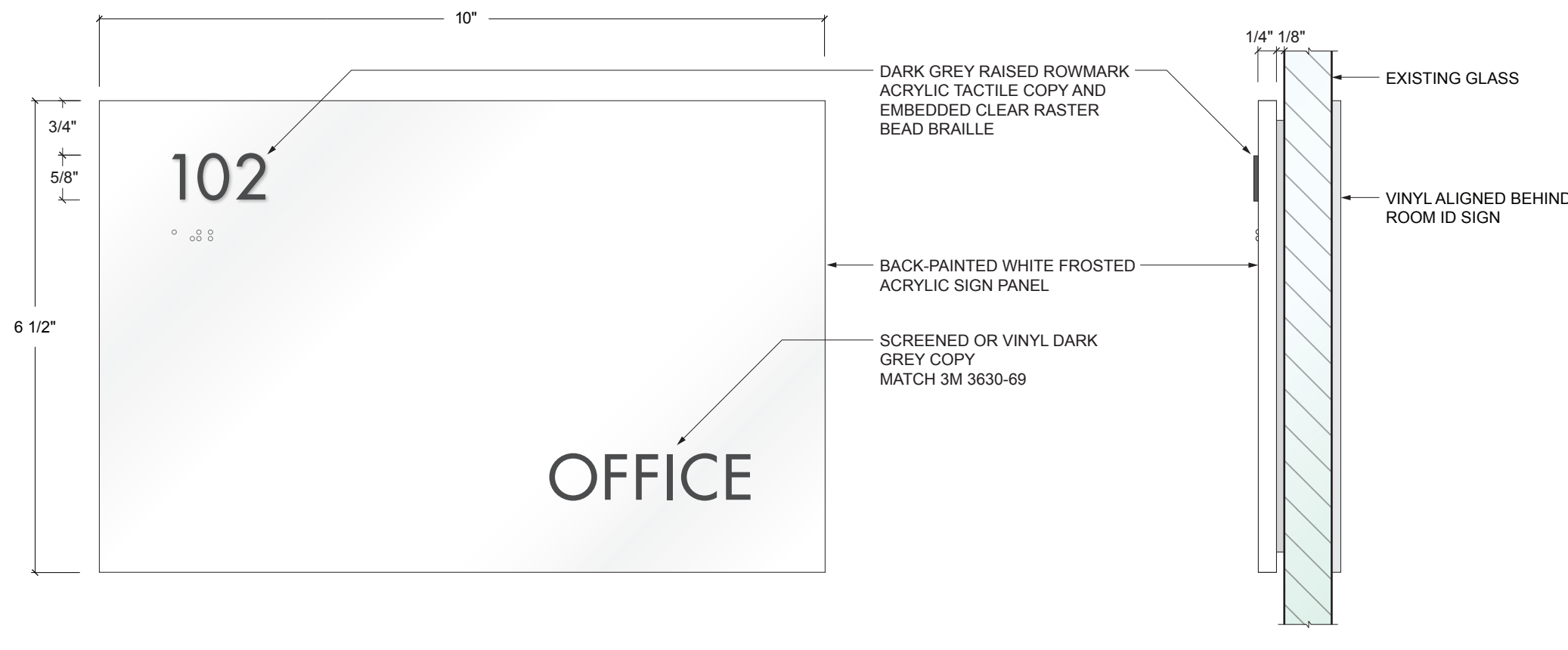
1 FRONT VIEW
SCALE: 6"=1'-0"



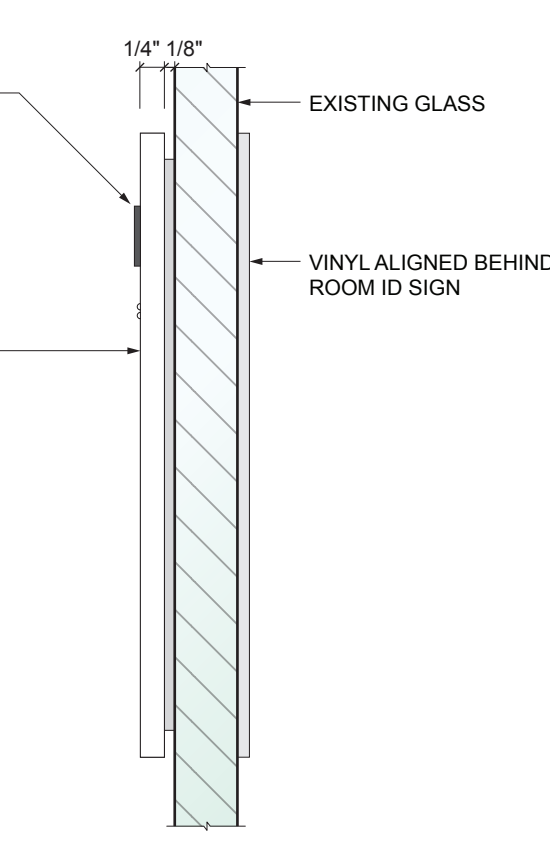
2 SIDE VIEW
SCALE: 6"=1'-0"



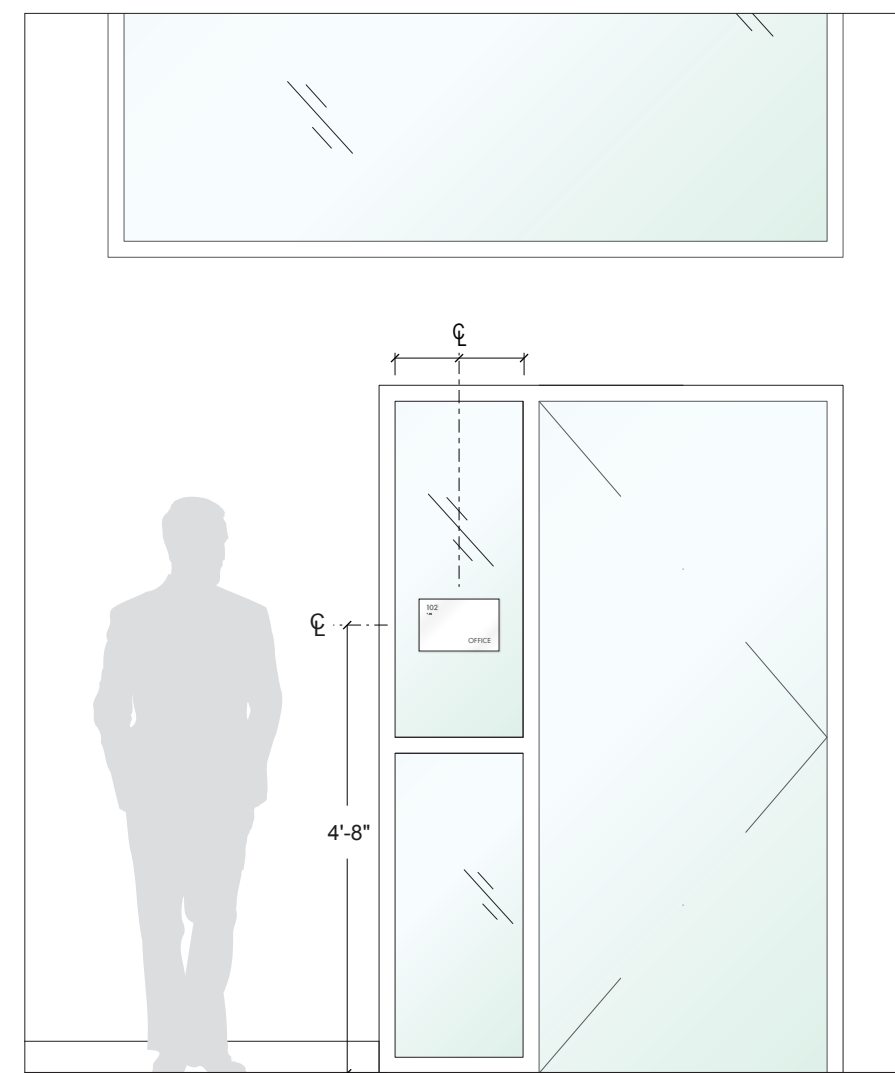
3 TOP VIEW
SCALE: 6"=1'-0"



1 FRONT VIEW
SCALE: 6"=1'-0"



2 SIDE VIEW
SCALE: 6"=1'-0"



4 CONTEXT ELEVATION
SCALE: 1/2"=1'-0"

SKADESIGN

900 Palm Avenue
South Pasadena, California 91030-3029
Phone 626.403.5870, Fax 626.403.5871
skadesign.com

County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina Del Rey, CA

Permits Section Building Renovation & T.I.

COUNTY PROJ. #:
CLIENT PROJECT #:

Drawing Title
EXTERIOR SIGNAGE
DETAILS

Scale: AS NOTED
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE

Location: S. PASADENA
Drawing No.

Project Manager: JS

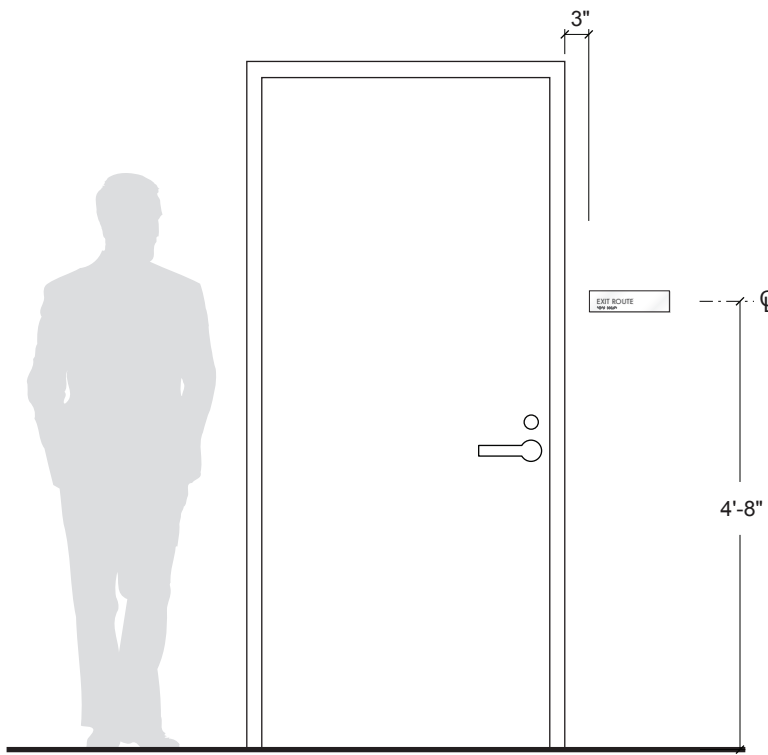
Project No. 14.048

Date Plotted: 3/27/2015

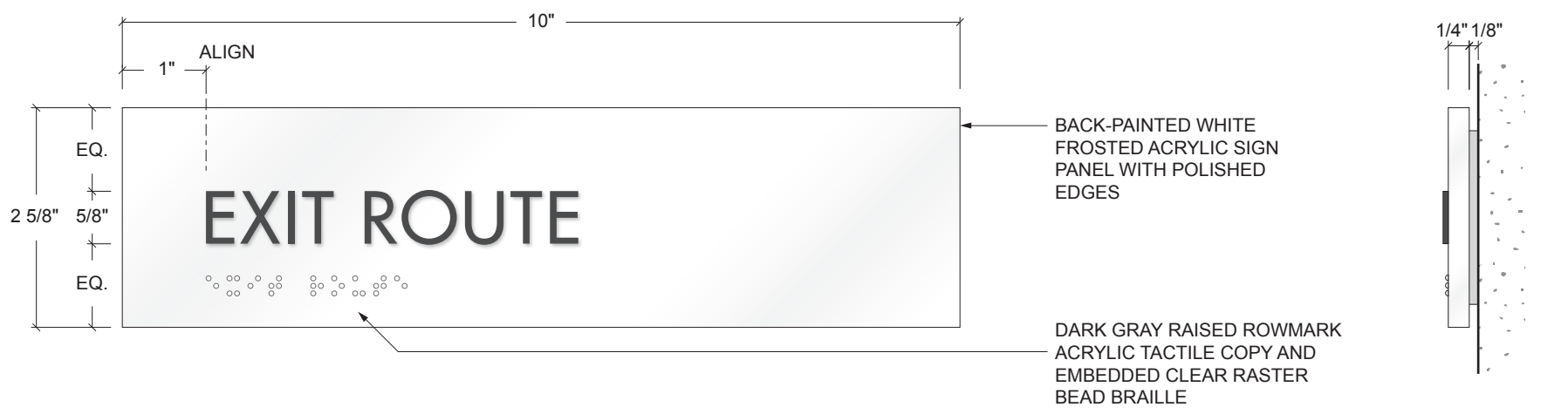
SG-5

THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

No.	Distribution/Revision	Date
1	-	-



3 CONTEXT ELEVATION TYPICAL
SCALE: 1/2" = 1'-0"

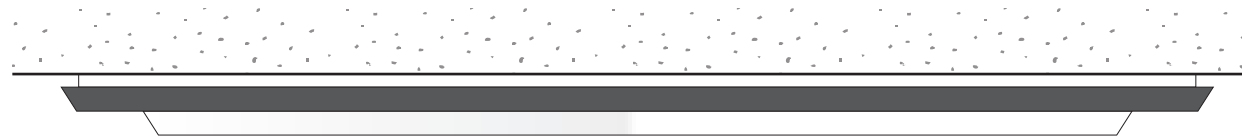


1 FRONT VIEW
SCALE: 6" = 1'-0"

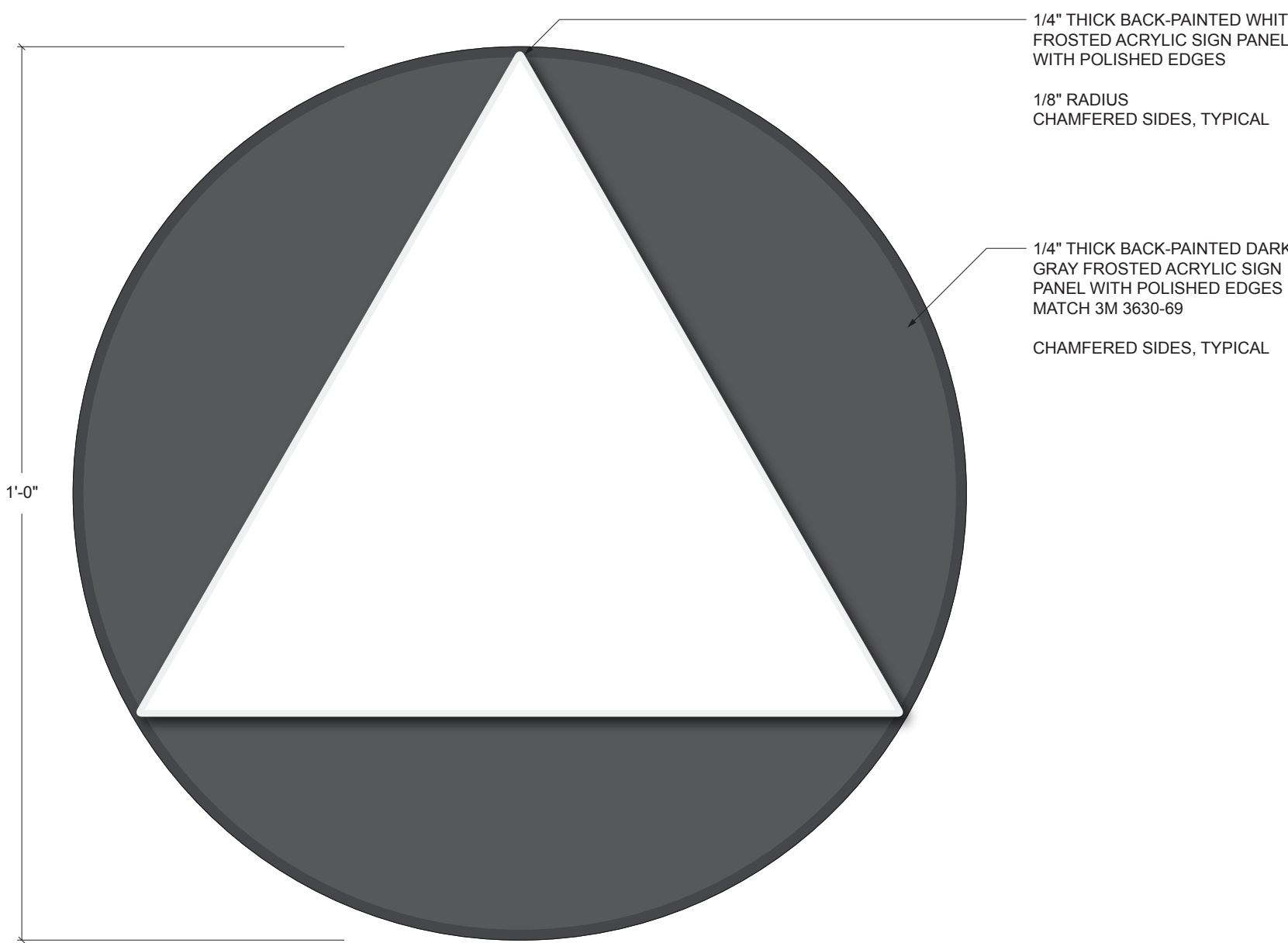
2 SIDE VIEW
SCALE: 6" = 1'-0"

SIGN TYPE 50 EGRESS DIRECTIONAL - ADA CODE PLAQUE SMALL

2



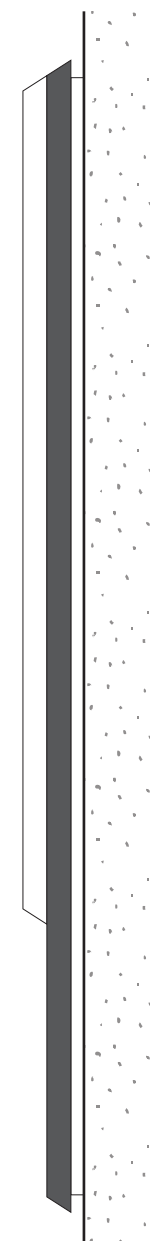
3 PLAN VIEW
SCALE: 6" = 1'-0"



1 FRONT VIEW - UNISEX
SCALE: 6" = 1'-0"



4 CONTEXT ELEVATION TYPICAL
SCALE: 1/2" = 1'-0"



2 SIDE VIEW
SCALE: 6" = 1'-0"

SIGN TYPE 46 RESTROOM IDENTIFICATION - TITLE 24

1

SKADESIGN

900 Palm Avenue
South Pasadena, California 91030-3029
Phone 626.403.5870, Fax 626.403.5871
skadesign.com

County of Los Angeles
Department of Beaches and Harbors
Permits Section Building
4601 Lincoln Blvd.
Marina Del Rey, CA

Permits Section Building Renovation & T.I.

COUNTY PROJ. #:
CLIENT PROJECT #:

Drawing Title
INTERIOR SIGNAGE
DETAILS

Scale: AS NOTED
IF DRAWING IS NOT 30"x42" THEN IT IS NOT TO SCALE

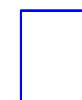
Location: S. PASADENA

Project Manager: JS

Project No. 14.048

Date Plotted: 3/27/2015

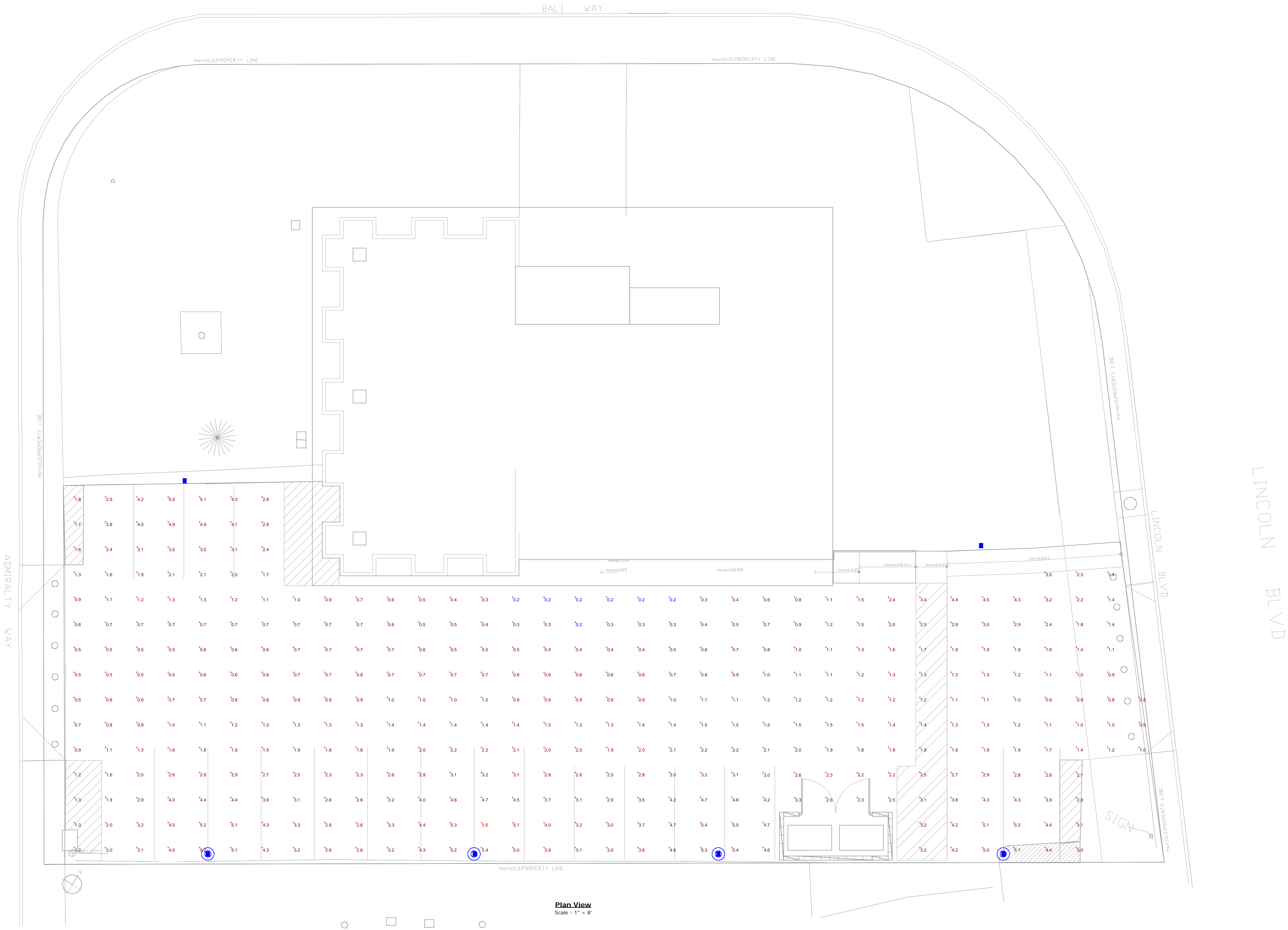
SG-6

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	6	WE-EF USA	661-5143	VF1530-SE, Street and Area Lighting VF1530-SE (S65) IP66 LED 24/48W/4K	24 LED, Neutral White, 120° angle of beam LED LUMENS=230,4 lm, LEDs No=24, TOTAL LUMENS=5530.0 lm, Tj=85° LED LUMENS=218.0 lm, LEDs No=24, TOTAL LUMENS=5231.4 lm, Ta=25°C	24	661-5143.ies	220.3729	0.8	58

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Parking Lot	A	2.0 fc	5.6 fc	0.2 fc	28.0:1	10.0:1	0.4:1

Luminaire Locations										
No.	Label	Location			MH	Orientation	Tilt	Aim		
		X	Y	Z				X	Y	Z
1	A	21.64	-0.15	15.00	15.00	0.00	0.00	21.64	-0.15	0.00
2	A	44.23	-0.15	15.00	15.00	0.00	0.00	44.23	-0.15	0.00
3	A	103.22	-0.15	15.00	15.00	0.00	0.00	103.22	-0.15	0.00
4	A	148.67	-0.15	15.00	15.00	0.00	0.00	148.67	-0.15	0.00
6	A	17.97	59.43	15.00	15.00	180.00	0.00	17.97	59.43	0.00
7	A	145.10	49.13	15.00	15.00	180.00	0.00	145.10	49.13	0.00

BALI WAY



Plan View
Scale = 1" = 8'

VFL540 LED (700mA)

661-6129



1/3



Description

IP66. Pole mounted LED luminaire. Integrated heat sinks. Easy removal and replacement of LED board. CAD-optimized OLC® PMMA lens for multi-layer illumination and superior glare control.

Beam Type	[S65] Type III Medium
Lamp Type	36 LED 72W (3000K)
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	230.4 lm
LEDs	36
Total Lumens	8294 lm
Tj	85 °C
Rated Luminous Flux (lm)	
LED Lumens	216.1 lm
Total Lumens	7779.8 lm
Ta	25 °C
Rated Input Power	86 W